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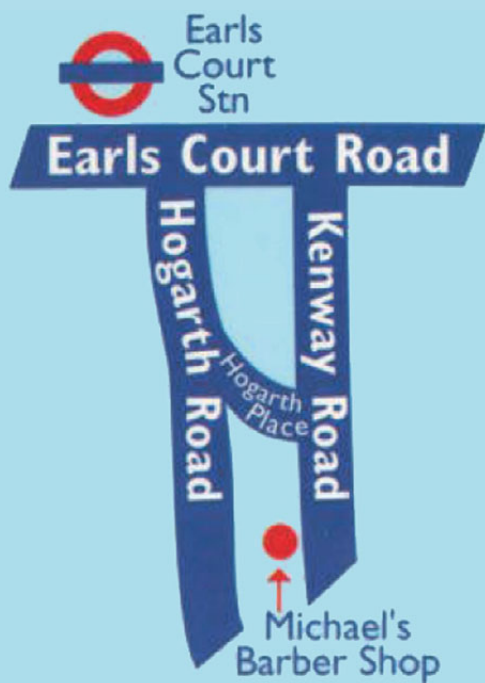


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Fiona Barratt-Campbell

Image by Charlie Clift

Hair by Takanori Yamaguchi

Make-up by Elena Vatteroni at

Gina Conway



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This month's contributors



Tom Parker Bowles

Tom Parker Bowles is a real foodie's foodie, and a jolly nice chap to boot. He is a food writer and broadcaster of some repute. When he's not discovering the best food in London you'll find him at home with his wife Sara and their two children.

Alexander Larman

Alexander Larman is a writer and journalist, and has been a long-time contributor to the food and profile pages of *The Resident*. This month, he meets Vicky Featherstone, the new artistic director of The Royal Court theatre



Judith Wilson

Judith Wilson is *The Resident*'s longest serving contributor, editing the interiors section. This month she interviews interior designer Fiona Barratt-Campbell about her new furniture line, and plans to open her Pimlico Road store this fall



The next act

If the world really is a stage, and the men and women are merely players, then I think I know who's got the lead role. Earlier this year, Vicky Featherstone changed history at the Royal Court when she was appointed as its new artistic director. She's the first woman to occupy the post in the Court's history and, just months into her new job, she's already put our august institution back on the map.

The uncomfortable absence of women in powerful positions in theatre is no secret – but talents like Vicky, Josie Rourke at the Donmar and Indhu Rubasingham at the Tricycle Theatre are a welcome sign of changing times. Find out what our new director has planned for 'the most important theatre in Europe' on page 14.

Also in this issue, we meet with our cover star and Chelsea resident Fiona Barratt-Campbell. Known to football fans as Sol Campbell's other half, Fiona is in fact one of the rising stars of the design world. Walking through the pitch-perfect interior of her Cheyne Walk home for our photo shoot, it was easy to see why. Last month, Fiona launched her very first furniture line, and is preparing to open her flagship store on Pimlico Road this autumn. Find out more on page 24.

I hope you enjoy this issue.



Photographer: Neil Cooper

C. McCabe

Catherine McCabe
Editor, *The Resident*

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RAISE A GLASS

Confirming our love affair with a quality tippie

knows no bounds, Harrods has just opened a brand new Wine Shop in its store's basement for discerning drinkers. Covering a spacious 7,000 square feet, there will be 3,000 different wines, spirits and Champagnes on sale, with distinct individual rooms to highlight new launches across the world's regions. The 'better, best and extraordinary' costing system will help customers to navigate their way through the wine selection – the cheapest bottle starts at a modest £9.95 but for those with very deep pockets, a bottle of Louis Roederer Cristal champagne – 2002 vintage – can be purchased for £18,000.

✦ harrods.com

LOCAL LIFE

This month's essential news from your neighbourhood



Dancing shoes

This year's summer ball at Kensington Palace had toes tapping and skirts flying with its 1950s theme – a tribute to the glamorous parties held at the palace in previous years. The Moonlight and Stars Bright ball, which coincides with the current Fashion Rules exhibition, featured Electro swing from Little Violet, vintage dance classics from the Tootsie Rollers and hoola hoola troupe, Marawa's Majorettes.

✦ hrp.org.uk

JOINING FORCES

A launch event attended by the Mayor of Kensington and Chelsea formed the partnership of a number of charities to help people end their drug dependency, took place last week at the site, KC North Hub. The centre has been established for nearly 50 years and recently moved to East Row. KC North Hub offers an integrated approach to the treatment of drug/alcohol addiction and dependency and has partnered with Blenheim, Foundation66, CNWL and Build on Belief to provide a sustainable and joined-up approach to support. Services will include assessment and treatment, counselling, group programme work, a daily drop-in service and more. It will be available to all residents within the Royal borough.

GET IN TOUCH...



@theresidentmag

If you are on Twitter then follow us to find out about what we are up to and tweet us if you have any local news stories you think are worth a mention. We are on @theresidentmag and are waiting to hear from you!



The Resident

If you are more of a Facebook person then please visit our Facebook page and if you like what you see, click on the like button and look out for new stories, images and fun stuff to share with locals like yourself.



INFLUENTIAL RESTAURANT DESIGNER DAVID COLLINS DIES

We were sad to hear of the death of David Collins, one of the world's most notable interior designers and the man behind many of West London's bar and restaurant redesigns such as the The Wolseley, Gordon Ramsay Royal Hospital Road, Claridge's Bar and Nobu Berkeley. Collins died aged 54 following complications from a virulent skin cancer, diagnosed only a few weeks ago.

Jimi Hendrix, Electric
Ladyland Portrait, 1968 ©
David Montgomery



Cool Stones, The Rolling
Stones, Sticky Fingers
Album Session, 1971 ©
Peter Webb



Art

20th Century IDOLS

The usual suspects of British cool can be found at Proud Chelsea's latest exhibition, *Icons*. The show delves into the archives of some of the biggest names in photography, taking a nostalgic look at the gallery's 15 year history. Here you'll find a doe-eyed

Twiggy, photographed by Justin de Villeneuve, and the now legendary 'Sticky Fingers' shoot by Peter Webb. Beyond the classic black and white shots of the Rolling Stones in their prime, here you'll find the experimental psychedelia of David Montgomery and

candid shots of Sean Connery on set captured by Terry O'Neill. If you've yet to darken the door of Proud, now is the time to catch up on some of the best photographic art London has to offer.

✦ **Proud Chelsea, 1st August – 21st September 2013, 161 King's Road SW3 5XP; proud.co.uk**

Event

GREEN FINGERS

Chelsea Physic Garden will be hosting a series of events this month including the Ecology Festival on 1 August, for ages 6+.

The festival, run by the garden's Head of Education Michael Holland, will focus on **bringing ecology to life**. On 13 August, children aged 7 and up will have the chance to celebrate Chocolate Week in a special tasting with Rococo Chocolates, where they will have the chance to create their own recipe. Both events start at 10.30am.

✦ 66 Royal Hospital Road SW3 4HS;
chelseaphysicgarden.co.uk



Film

HERE'S LOOKING AT YOU, KID

There are few London venues more elegant than Kensington Palace, and this summer will see hundreds of cinema fans storming the gates to enjoy films alfresco in its grounds. This August, *Top Gun* (1 Aug), *Skyfall* (2 Aug) and *Casablanca* (3 Aug) will be screening at the Luna cinema in the palace gardens. Prices start at £16.50, but VIP ticket holders can enjoy a two course meal with a glass of champagne before the film starts. Big spenders can splash out for a full dining experience, and the chance to view a classic film from the Orangery terrace with luxury outdoor seating.

**1, 2 and 3 of August, tickets start at £16.50,
The Orangery, Kensington Palace, Kensington Gardens W8 4PX;
thelunacinema.com**



**DON'T
MISS**

Film

Portobello Film Festival returns

Dubbed as 'the biggest celebration of independent film in Europe', The Portobello Film Festival is back and will premiere over 700 new films. It will also feature a Best London Film prize worth £1,000. See a variety of independent documentaries and shorts. Numerous famous figures attend each year, including director Julien Temple and daughter Juno, last seen in *The Dark Night Rises*.

✦ 29 August-15 September;
portobellofilmfestival.com

The
resident
LOVES



Theatre



PLAY TIME

Kids' Week returns to the West End this August, allowing children aged 16 and under to experience a great selection of shows free of charge, plus two additional children can get tickets half price. Dedicated to raising children's interest in theatre, Kids' Week will also be hosting a series of special events, including a behind the scenes experience for West End hit *The 39 Steps*, where children aged 5+ can interact with the cast. There will also be a chance to learn how to dance like a West End star with the experts behind *The Bodyguard* musical.

✦ Kids Week runs from 1 to 31 August to book tickets contact 0844 248 5151 or visit their website
kidsweek.co.uk



Proms

SWEET SYMPHONY

Catch the last of the Proms at the Royal Albert Hall. On the 6 August, British conductor Edward Gardner will treat audiences to an evening of Lutoslawski's earliest and latest works with music by the British composer Gustav Holst, performed by the BBC Symphony Orchestra. Sci-Fi fans should not miss the Film Music Prom on 31 August, which will feature music from *2001: A Space Odyssey*, *Alien* and *Star Wars* performed by the BBC Concert Orchestra.

✦ For details on the Proms August programme visit royalalberthall.com



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Best dressed



Matthew Broderick and Sarah Jessica Parker



Ewan McGregor and Julia Peyton-Jones

The annual Serpentine Summer Party, this year hosted by fashion designer L'Wren Scott featured wall-to-wall A-listers. Even Sarah Jessica Parker made an appearance, wearing a simple but striking 20s inspired dress. Supermodels Naomi Campbell and Kate Moss also brought elegance to the pavillion, both dressed entirely in black. Guests spent the evening mingling around the latest Serpentine Pavillion installation, a delicate, latticed structure of 20mm steel poles designed by Sou Fujimoto.



STYLE NOTE

Model Georgia May Jagger stole the show in her red gown, made complete with her signature ruby lipstick



Jade Jagger, L'Wren Scott, Georgia May Jagger, Mick Jagger



Jacquetta Wheeler, Alice Temperley



Graham Norton



Holding COURT

As the newly appointed artistic director of the Royal Court, Vicky Featherstone is seeking to shake up the world of theatre, Alex Larman is granted an audience



The first thing that one notices in the office of Vicky Featherstone, the Royal Court's new artistic director, is a prettily decorated cushion. Before one is lulled into thinking the Court's first female director is the sort of person who needs homely décor, one sees its slogan, 'F*** the new estate'. Vicky laughingly explains it's a leftover prop from the Court's success of 2009's outstanding production of *Jerusalem*, rather than a statement of intent. Nonetheless, Vicky is not someone who wants to play by the establishment's rules: she intends to build on the fine work of the previous artistic director, Dominic Cooke, and send the Sloane Square theatre's high reputation into the stratosphere.

We meet just as she's coming to the end of her first major initiative since arriving at the theatre in April, 'Open Court'. A six-week festival in which writers have been given the keys to the theatre (more or less literally), it has turned the place into a series of opportunities to see new work in the

most unlikely environments. Fun, fresh and exciting, it's been an early triumph.

As she explains, 'when I came to this beautiful place, I was both exhilarated by the challenges ahead, and also eager to innovate from the start. I was really keen that the Court was seen as a writer's theatre, and it seemed crucial to turn the

She has built an enviable reputation for attracting the crème de la crème of new writers and directors

space over to the people who are asking questions on behalf of their generation, and able to channel those questions into drama.' She smiles.

'As directors, we're just interpreters of their work, and it's a privilege to be able to celebrate some of the brilliant playwrights working today. We began the process on 14 February, and I said





Vicky launched the Open Court festival, handing the theatre over to playwrights for productions like *The President Has Come To See You* (left) and *Untitled Matriarch Play* by Nikole Beckwith (below)



'It's either going to be a Valentine's Day massacre or they'll fall in love with each other.' Thankfully, romance has been the order of the day for the Royal Court.

Vicky has acquired a significant reputation in British theatre over the past decade, most notably in her previous role as the first artistic director of the National Theatre of Scotland. There were initial murmurings at the idea of an English woman running a Scottish national organisation, but they were soon quelled by her combination of vision and unstinting professionalism. 'After devolution, there was a sense that Scotland needed its own theatre, and I was lucky enough to be there at the start. The first question I asked, though, was 'how do you launch a national theatre?' It's different to England – everywhere in Scotland has its own identity, and so it was liberating that we weren't operating from one fixed building.'

With hits including *Black Watch* taking place during her regime, she built an enviable reputation for attracting the crème de la crème of new writers and directors, which doubtless she will continue at the Royal Court.

Scotland's been a crucial place for Vicky her entire career. Her directorial

work started at the Edinburgh festival, where, as she puts it, 'I sold my grandmother's piano to finance my first show. She gave it to me when I was born, but I only ever played it a few times, and so I managed to raise the £700 that I needed to put on two shows I was staging by selling it! It'd be hard to do that now...'

After that, her first job was as an assistant director at the Court, 'so I guess that being back here's like coming home.' Something she's learnt along the way is that there's no such thing as 'the audience'. 'I hope we can attract as eclectic a range of people here as possible, from well-heeled Chelsea locals to the under-26s. We're increasing the number of £10 tickets available for young people. But I know that there's no

such thing as a typical Royal Court play in either the upstairs or downstairs – all I hope is that the audience understand why something is on, even if it isn't for them.'

Her arrival at the Royal Court was greeted with the usual minor controversy about the under-representation of women in artistic director roles, which she describes, matter-of-factly, as 'shocking that it's still a story as

FIRST SEASON HIGHLIGHTS

❖ The Ritual Slaughter of Gorge Mastromas

'It's my first play here as director, and it's by the great Dennis Kelly, who wrote the book for *Matilda*. It's about a man from birth to old age, and the choices that he makes in his life. It takes the idea that we're inherently good rather than bad, but that we're given a choice, and if you go one way you become incredibly successful but also amoral – and that's the one Gorge takes!'

❖ Let The Right One In

'I've been developing this since Scotland, and I felt it was right to show it around Christmas, because I thought we'd get a new audience with it. It's really captured people's imagination – it's the anti-*Twilight* when it comes to vampire love stories – and I think John Tiffany, who's directing it, will do an absolutely beautiful job.'

❖ Not I

'We staged this Samuel Beckett play for a week, and it sold out – and could have done 25 times over. We're going to be doing it and two other Beckett plays with the extraordinary actress Lisa Dwan before it goes off on international tours.'

❖ The Mistress Contract

'The great Abi Morgan's doing a play about a couple who are having a relationship based on a contract. It's a drama about sex, politics, age, human relations – it's very witty and emotional and beautiful, and it's such a coup to be working with Abi as well!'

❖ Peckham: The Soap Opera

'It's been staged in Peckham before, but it's coming here in September and I'm incredibly excited about bringing the stories of Peckham to Sloane Square. It should be a fascinating collision of two worlds, but that's who we all are – a wonderful vision of contemporary England today.'

there should be more women in charge of theatres including a previous artistic director here. But then again, it was only 86 years ago that women got the vote, so we're catching up quite quickly!'

Vicky's a wonderfully articulate and friendly person, and so our allotted half-hour flies by. Then there's a knock on the door, and an apologetic-looking PA indicates that she is required elsewhere. As we part, she beams warmly at me. 'Come back and see us again, won't you?' With a new season as exciting as hers coming up, it will take more than a swearing cushion to keep me away. ●

❖ royalcourttheatre.com





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The Balvenie Masters of Craft is an awards programme that champions British craftsmanship and those who devote their working lives to it. The Balvenie are looking for entries from talented and passionate craftsmen – from upholsterers and silversmiths, to tailors and contemporary designer makers – whether it is you or a craftsperson you know.

This year the award categories have been broadened to embrace a wider range of items across five categories including; Style and Accessories and Interiors and Objects. The winner in each category will receive the recognition they deserve, along with a £1,000 commission from The Balvenie. Whether it is the beloved leather armchair in the corner of your room that was painstakingly upholstered, a suit cut to fit your own back or that chocolate truffle that tastes like heaven, we all appreciate the art of true craftsmanship – particularly in a world that is becoming increasingly mass-produced.

Style and Accessories

When it comes to the gentle ticking of a beautifully engineered watch or the comfort of handmade leather brogues, British craftsmanship is alive and well and living in so many

unexpected places. In the Style and Accessories category The Balvenie are looking for the finest jewellers, milliners, cobblers, tailors, horologists – anyone, in fact, who can demonstrate their passion and skill at producing a particular item of fashion or a style accessory.

Interiors and Objects

We all have our favourite items in our homes. It might be that lovingly produced contemporary chair or a stunningly beautiful handmade piece of glassware that never fails to elicit comments from visitors.

In the Interiors and Objects category The Balvenie are searching for talented individuals who create wonderful items for us to live with. This might include the creations of furniture makers, ceramicists, upholsterers or glass blowers.

Nominate a craftsperson

If you are a craftsperson you can enter your own work or alternatively if you know/work with a talented craftsperson, whose work fits one of the five categories, you can make a nomination on their behalf. The awards are open for entries and nominations until August 30th.

❖ For full details and to learn about the previous winners visit mastersofcraft.thebalvenie.com

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Style & Accessories
Interiors & Objects
Technical & Engineering
Food & Drink**

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Entries can be made by both craftspeople who would like to enter their own work, and by the general public who can nominate craftspeople they see as deserving recognition.

The awards are open for entries from now until the 30th August 2013. As well as the esteemed title of The Balvenie Masters of Craft winner, there will also be a £1,000 commission for the winner in each category.

❖ Nominate a craftsperson or enter yourself at thebalveniemastersofcraft.com



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Interiors NEWS

Edited by Judith Wilson

SUMMER SHADE

Fabric trends come and go, but plains, florals and stripes always look smart. A brilliant local find is The Curtain Fabric Factory in Fulham, which offers mainstream fabric brands and imported collections at discounted prices. There is a design, curtain track fitting/installation and curtain/upholstery making service, too.

✦ curtainfabricfactory.co.uk



Seashell Chic

This new design

from Soane on Pimlico Road is gloriously whimsical. Though inspired by an early 20th century original, it has been transformed for modern living with luxurious mohair velvet and a grey painted rattan base. The scallop shapes are reminiscent of the seaside, even while you're sitting inside.

✦ soane.co.uk



BEST OF BRITISH

Most of us are familiar with Ian Mankin's natural fabrics, from ticking to plain linen. Now fans of the brand will be delighted to hear that next month at Decorex, the company is launching its first printed fabric collection. It includes six geometric, stripe and floral designs, each in eight colourways, from bright peony to subtle sage, charcoal, navy and linen. The fabrics are woven at Ian Mankin's mill in Lancashire, and the linen unions cost £39.50.

✦ ianmankin.co.uk



FABULOUS FIREPLACES

Will Fisher has been sourcing seriously beautiful antique fireplaces for his company, Jamb, since 2001 and confesses to being 'fanatical about fireplaces'. Now he has relocated to a new, double-fronted showroom in Pimlico Road, where against the cool, pale-toned walls, visitors will find antique and reproduction chimney pieces, grates, lighting, garden ornaments and furniture. Whether you're after a historical mantelpiece or an eclectic piece of furniture, you'll find expert advice, inspiration and a slice of country house aesthetic.


✦ jamb.co.uk



RETRO CHARM

Barker & Stonehouse have opened a Battersea showroom, housed within the old Candle factory and offer furniture and accessories over two floors. The Blotch Studio Couch by Timorous Beasties for ercol, £4,145, is exclusive. See the new Vintage Candy collection for a dash of retro charm.

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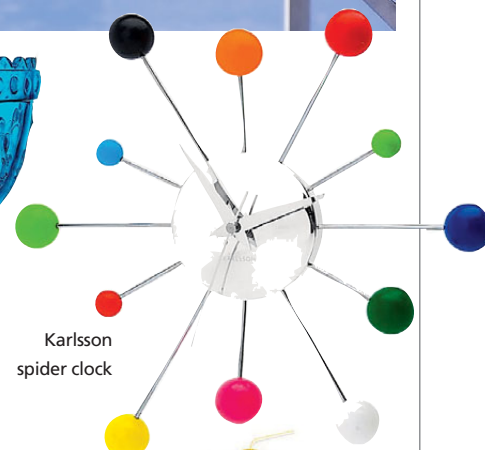
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Baci Milano acrylic salad bowl



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Fiona decorated her own home by introducing bright purples into a neutral palette

Family TIES

As she launches her first furniture collection, Fiona Barratt-Campbell talks motherhood, Chelsea and her world of interior design with Judith Wilson

Quite possibly, 2013 could prove the busiest year yet for interior designer Fiona Barratt-Campbell. As well as overseeing her thriving interior design business, and being a mother to two-year-old daughter Isabella and nine-week-old son Ethan, this summer sees the launch of her own-label furniture collection, FBC. In the autumn, she also opens her eponymous Pimlico Road showroom. 'I've got my work cut out for me,' she says.

When we speak, Fiona is particularly excited because the first six pieces of her capsule furniture collection have just arrived at her home. 'It's amazing to see them in a real setting, rather than in a workshop or photographer's studio,' she says. She and her husband, now retired footballer Sol Campbell, have recently moved into a new 2,400 sq ft apartment in Cheyne Walk. They already own a six-

storey house here, but with a young family 'lateral living is where I'm at right now', Fiona says. High days and holidays are almost always spent at their Northumberland house.

Fiona was raised in the North East

I oversee everything but I also want my designers to grow creatively and to bring new ideas to the table

but came to London 14 years ago. She trained at Chelsea College of Art and the Parsons School of Design in New York, then worked at Kelly Hoppen. Following this, she launched her practice in 2006 and now has a five-strong team of designers at her Chelsea studio. Recent commissions have included a new-build

villa in Majorca, a 24,000 sq ft Grade II listed hall in Harrogate with modern additions and a stunning triplex in Knightsbridge. I oversee everything,' she says. 'But I also want my designers to grow creatively and to bring new ideas to the table.'

Now she is set to expand with a 1,200 sq ft showroom. But why here and why now? 'Pimlico Road has developed into a mecca for antiques and design – this is really where it is at,' she explains.

It was Sol, who is passionate about architecture and design, who found the shop after a 14-month search. Fiona is delighted to be joining the Pimlico Road community and she loves working close to home. 'I couldn't go anywhere else,' she says. 'Living in Chelsea is like living in a village.'

The shop will be divided into room sets showing drawing room and dining rooms, bedrooms and a study. The look, says Fiona, will be 'sumptuous and

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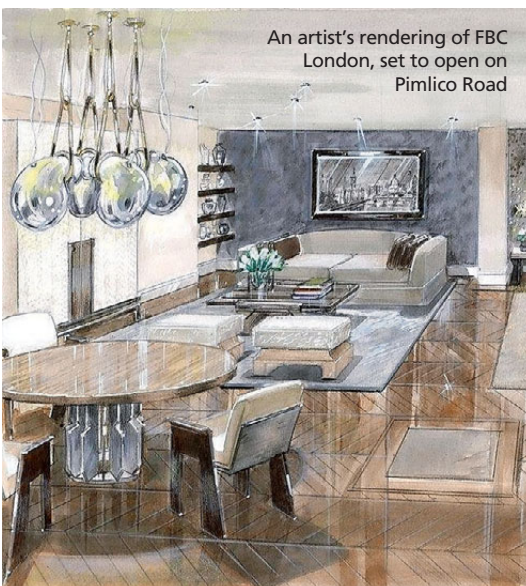
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luxurious', including one wall featuring a specialist metal finish and artworks by Fenella Elms in conjunction with Flowers Gallery in W1. 'Clients can see the furniture in a home setting and feel the quality,' she adds. There will be featured lighting by Lindsey Adelman from New York, and by Christopher Boots from Australia.

Star of the showroom will be the furniture collection, FBC London. Fiona has been developing it for over three years and first had the idea when she



An artist's rendering of FBC London, set to open on Pimlico Road

realised she was increasingly designing bespoke pieces for clients 'because I couldn't find things I liked.' The prices are high – from £2,000 to £38,000 – but these are timeless pieces conceived to mix happily with antiques. 'I have always experimented with different materials and textures,' she says. 'I wanted to push my potential with this collection.'

The 32 pieces take their inspiration from the history, geology and topography in Northumberland. Everything is hand made in the county, using a mix of cutting edge and traditional methods. 'I have spent years developing contacts up here so that I could use the very best craftsmen,' Fiona says. 'Each design is unique but they fit together as a family, too.'

The silhouettes are bold and geometric, the finishes are intricate with materials from solid cast bronze and sandblasted wood to Brazilian fish skin. The City chest of drawers, a favourite of Fiona's, has a patinated bronze base, but the finish is walnut stained dove grey, with hand applied white oak detailing. By contrast, the Corbridge armchair is in textural silk velvet with a patinated bronze base. Taking the designs from her own 3D sketches to finished product has, says Fiona, been 'quite a journey'.



The designer enjoys the London sun in her garden

she says recently she has been experimenting with antiques, particularly 20th century pieces. 'For our new apartment I've just bought a beautiful bronze 1960s cabinet by the American designer Paul Evans,' she says. 'Oh yes, and there is a pair of 1960s Italian mirrors for the bathroom.'

As to whether combining motherhood and interior design has taken her in a new direction, Fiona just smiles. 'I used to be pedantic about certain details,' she says. 'Now I don't sweat the small stuff, I focus on the essential big picture.'

✦ FBC London, fbc-london.com

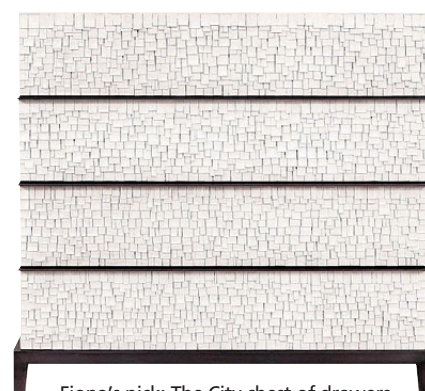
Fiona Barratt Interiors, fionabarrattinteriors.com

There are three pieces made of cast metal, so she has employed specialist pattern cutters more used to creating steel ships than furniture, before each piece was cast at the foundry.

Fiona's signature style blends sophisticated neutrals interlaced with bursts of accent colour, but although this theme remains core to her interiors,



Hadrian table



Fiona's pick: The City chest of drawers

Antibes chaise



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Bags of COLOUR

Sarah Forsyth's exotic colour-block bags are her signature style, and now she's launched a bespoke service for women to create a one-of-a-kind accessory

WHAT IS IT THAT YOU LOVE ABOUT HANDBAGS?

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HOW DID YOU GET INTO THIS AREA OF DESIGN?

I started in London at LCF then went on to be a fashion journalist before moving to Florence to do a handbag design course (which was in Italian!). I ended up staying there for over a year and that is where I found my first manufacturer and produced my first collection.

WHAT WAS THE FIRST BAG YOU DESIGNED?

It was called the Sarah Jane (which is actually my first name and

middle name). It is still one of our most popular styles. I then began to name all the bags after my friends and family.

WHICH DESIGNERS DO YOU ADMIRE AND WHY?

Anya Hindmarch as she has created an international brand with chic designs, and a strong signature style.

We have just started a bespoke service so that clients can meet with the designer to create a truly unique creation

WHO IS YOUR KEY CUSTOMER? WHAT IS SHE LIKE?

Our bags appeal to women of all ages; variation in our styles enables this. Women who come into the shop and go online want a unique, true, exciting and joyful experience.

WHERE DO YOU SOURCE YOUR MATERIALS?

All over really: Italy, Spain, China and Indonesia.

WHY DID YOU DECIDE TO MAKE YOUR BAGS BESPOKE?

We have just started a bespoke service so that clients can meet with the designer to create a truly unique creation that is one of a kind and exactly to their tastes. I feel the bespoke service also gives the brand a personal touch and creates a sense of luxury.

WHAT'S IN YOUR HANDBAG TODAY?

A Sarah Forsyth pink python skin wallet, a Sarah Forsyth card





Clockwise: Sarah Forsyth at her King's Road boutique; Evelyn Cobalt Suede Python bag £299; Poppy Red Cobra, £470

holder in hot pink for my oyster card, a tape measure, make up, keys, my iPad and iPhone.

WHAT DO YOU LOVE ABOUT CHELSEA?

The atmosphere, it has everything from great shopping to restaurants and parks. It's a little bubble.... I love the Chelsea farmers' market, Eight Over Eight and The Goat does an amazing pizza!

WHY IS BESPOKE A GOOD OPTION FOR BAG LOVERS?

They can choose their own material and

colour combinations making it a completely unique bag.

WHAT STEPS SHOULD ONE TAKE WHEN BUYING A BESPOKE HANDBAG?

Create something that fits your style, whether it be a versatile piece or a statement piece. Look to create something that you will always love and is a classic piece. Monograms can be used to make it even more personal. You can have your name or initials or even have a note or statement inside or out if it's a gift for someone special.

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**Filippa K dress, £145**

Mania Mia 307 New King's Road, Fulham SW6 4RF; maniamia.co.uk



Alice Temperley mini gilt skirt with skinny bee belt

essential STYLE

The Midas touch

From Roland Mouret to Jenny Packham, when it comes to evening wear, designers just can't get enough of gold this season. Gold brocade, gold sequins, sheer gold, and gold in a spectrum from neutral to deep tones were all featured on the runway for the AW13 runway shows. For short-length gold gowns, try dressing it up with a silk blouse. But for a real show-stopper, we recommend the floor-length design from Roland Mouret with subtle frills (another recent trend), cinched in at the waist with a simple black sash, available at Harrods.

♣ 87-135 Brompton Road Knightsbridge SW1X 7XL; harrods.com

Roland Mouret long evening gown, £2,675 short, £1,075

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Amie Jones from Cowshed on manicure perfection

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- 3 Remove any hang nails and dead skin with a cuticle nipper. Never remove your cuticle skin
- 4 Apply two layers of base coat to protect the nail. When painting your nails ensure you seal the tip of the nail with your chosen polish and complete the look with one layer of top coat

5 To maintain your manicure, try daily hydration with cuticle oil. After four days, reapply a layer of top coat to revive your manicure and add extra sheen

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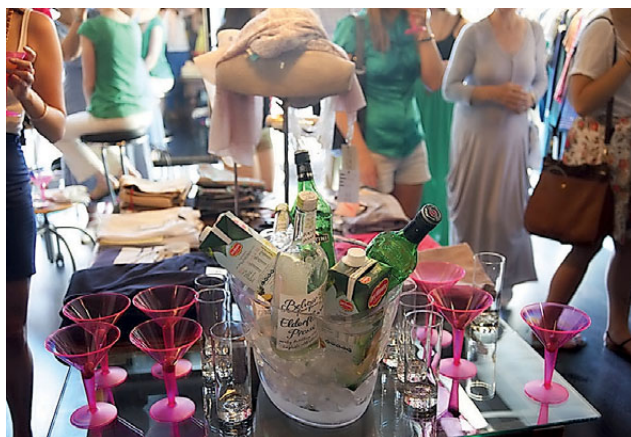
Mania Mia is a premium womenswear boutique in Fulham, a stone's throw from Parsons Green. It houses design led brands that are handpicked from global trade shows, fashion weeks and exhibitions, and hosts brands including Eley Kishimoto, Tata Naka, Filippa K, Charlotte Taylor, Axara and Alice Yim.

Since Mania Mia's launch, it has constantly offered customers a serene and unique shopping experience in its modern yet classic decor. The store hosts exclusive events such as musical performances and photography exhibitions where the motive is not to generate sales but to create a relationship that looks beyond just profits.

Mania Mia's ethos is that every customer is special and has individual needs to suit their wardrobe and lifestyles. The ability to connect and understand its clients, and react to feedback, is exciting and drives the business. Mania Mia's mix of products and wide range of price points helps it cater to a wide range of fashion enthusiasts.

During 14-22 September, the store will showcase an innovative installation by eco-conscious homeware brand, Victoria Road, as part of the London Design Festival. Mania Mia would like to invite The Resident's readers to attend.

❖ For further details, contact: 0203 441 1003 or info@maniamia.co.uk



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Louise Parker believes anyone can have a fantastic body – regardless of age, gender, body type and starting point. 'By following my methods, you really will be blown away by how you can change your body shape, overall fitness and exceed your own expectations.'

Her signature programme, The Intensive is the ultimate kick-start, ensuring the best body fat reduction possible in a 6-week period. This unique programme combines six hours a week of her exercise method, alongside a rigorous dietary overhaul. 'Each week we train you in the comfort of your own home – bringing the gym to you and saving precious time,' says Louise. 'With our support, you simply cannot fail – clients routinely drop two dress sizes on the Intensive.'

The Intensive employs exercise and diet methods that radically shift body fat and totally re-sculpt the body, without compromising your metabolism. 'It's so important to boost your metabolism so that once you have lost the weight you can easily keep it off,' she notes. 'So many diets will get the weight off but your metabolism will come to a grinding halt or they are just not sustainable.' The programmes' emphasis on resistance work and an intelligent eating plan ensure the results that clients achieve are long lasting and easy to maintain. 'No aspect of what we do is extreme,' she explains. 'Every element of the plan is sensible, scientific with a clear vision of longevity.'

Louise Parker offers her inspired nutrition method in the Optimum Weight Loss Programme for clients who want to learn her method without personal training. 'Some clients with larger amounts of weight to lose just want to tackle the diet before they do the fitness angle – and we understand that. Others may be within close reach of their goal but frustrated that trend dieting and stubborn eating patterns are short-circuiting their exercise efforts.'

The Optimum Weight Programme supports you to your goal with a Food Plan based on your individual basal metabolic rate, lifestyle

and culinary likes, and teach you how to approach food forever. 'One size does not fit all – but we know what works, and ensure our methods integrate with whatever challenges you face.' Directed from the Louise Parker consulting rooms in Belgravia, the programme supports clients through an intensive weight loss phase through to maintenance where clients consolidate their weight whilst still enjoying active social lives. 'We're intent on amazing results and teaching our clients how to eat for optimum nutrition the majority of the time, but most importantly, how to integrate meals out and enjoy the pleasures of food and wine without trend dieting. Our clients learn to eat intelligently – and that's a balance of fantastically healthy, simple food, but also the indulgences – true balance can be taught.'

Louise Parker programmes are hugely popular with clients needing to be what she calls 'Red-Carpet Ready' – whether that's for a new job role, wedding or simply to feel good about getting dressed in the morning. The team at Louise Parker defy gimmicks, instead relying on an intelligent combination of three factors – sound and accessible nutrition, metabolic workouts and intelligent lifestyle support – delivered in just the right combination. 'Assuming you are ready to take the first step, we will guide you to the final result. We inspire and support you to achieve goals that you never thought possible – it can be done and it starts with a little belief and a consultation.' ●

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Food NEWS

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The chocolatier Amelia Rope has just launched a divine new chocolate bar, created especially for Fortnum & Mason. Made of pale roasted honey pecan and Maldon sea salt crystals, it combines an amazing depth of flavour with the pleasure of a true sweet treat. Amelia prides herself on using ingredients of the highest quality, featuring single-estate cocoa beans from ethical and sustainable sources.

✦ Find out more details and see Amelia's full range at ameliarope.com

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✦ soulfulfood.com



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✦ niparestaurant.co.uk



We're extending a very warm welcome to Kensington newcomer Acciuga. Run by Ligurian native Guglielmo Arnulfo, dishes on offer here include cuttlefish stew and slow cooked veal in caper mayonnaise. We can't wait to try it!

✦ 343 Kensington High Street; acciuga.co.uk

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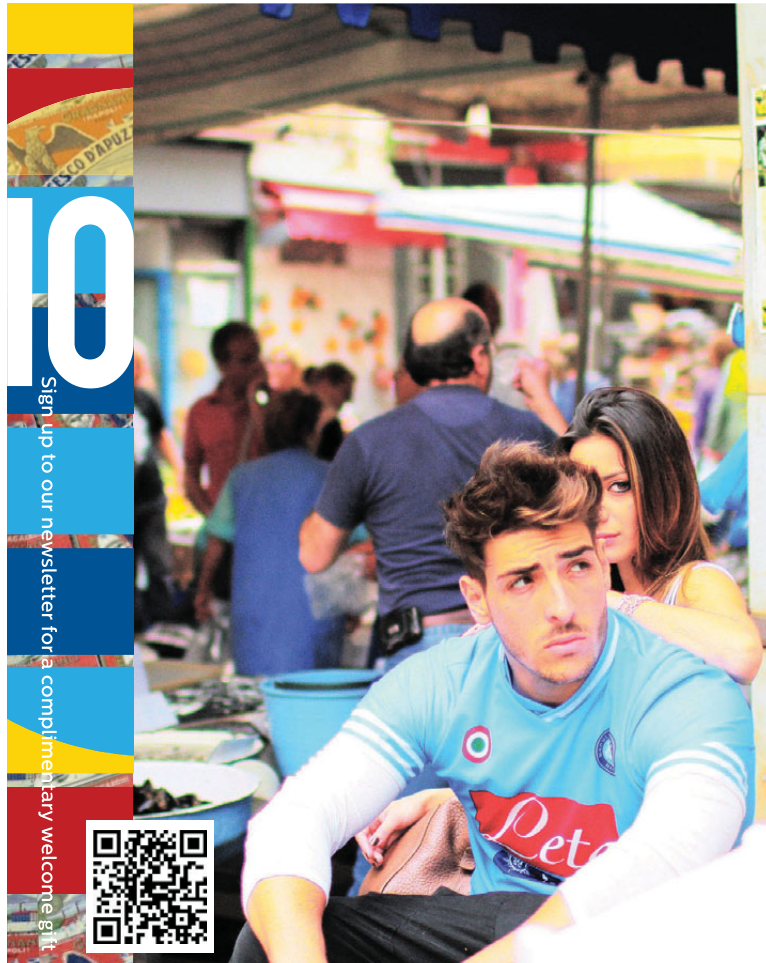
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Tom Parker Bowles

Perfect to share or indulge in alone, Spanish food has taken over London – but can many boast real tapas temptation?

Most days, you'll be lucky to get a chair. Well, without a decent wait, that is. But the usual 15 minute hiatus is made all the more bearable by an ice-cold glass of Manzanilla sherry. And the thought of the feast ahead. There are burnished tortillas, small but perfectly formed, oozing just runny egg at the mere mention of knife. Tissue paper thin slices of lomo, and nuttily beautiful shards of jamón ibérico, sit alongside great chunks of chorizo. And prawns, so fresh they still sing of the sea, scattered in salt and cooked on La Plancha.

A whole grilled quail, with a stickily crisp skin, is devoured in moments. As are fat croquetas, stuffed with silken, ham flecked béchamel. And a salad of crisp gem lettuce, draped with beautifully saline anchovies and nuggets of good Serrano too. Here at Barrafiná (barrafina.co.uk) in Soho, there's no pomp or pretension. Just Spanish food at its very best.

And Barrafiná's not alone. Because in London, it's possible to seek out Iberian food that would impress even the most exacting of Spanish, Basques, or Catalan. It wasn't always thus. A couple of decades back, Spanish food was a byword for barely edible gloom; limp, lifeless chorizo flailing in a mess of teeth stripping tart red wine; tortilla more suited to throwing than eating; squid clad in grease sodden batter; and sangria. Always damned sangria. Traditional Spanish food is rarely complex, or concerned with visual seduction. But it does demand superior ingredients.

Salt Yard never ceases to thrill, from a plate of three different Manchego cheeses (beautifully sourced) to tapas that make the taste buds swoon. Don't miss their salt cod croquetas. And chicken, morcilla and black bean stew.

Brindisa (brindisa.co.uk), the brilliant supplier of brilliant Spanish produce, has a wonderful restaurant in Borough Market (along with branches in South Kensington and Soho) while their former chef, José Pizarro (josepizarro.com), has



Not only does Iberica London look great, it's a ham master

It's possible to seek out Iberian food that would impress even the most exacting of Spanish, Basques, or Catalan

For traditional Spanish produce, plump for Brindisa



a small tapas bar (José) and a bigger restaurant (Pizarro) just down the road. Again, ingredients are flawless and cooking sublime.

I've never eaten a bad bite at Moro (moro.co.uk) in Exmouth Market, one of the real Spanish pioneers. Sam and Sam Clark concentrate on the Moorish influence, which means you'll find dishes that meld Arabic and Iberian. So the labneh comes with exquisite grilled lamb chops, while yoghurt flecked with black cumin sits alongside charcoal roasted pigeon breast. And don't miss Morito next door. Serious tapas, at decent prices too.

South Kensington is a good hunting ground too. Cambio de Tercio (cambiodetercio.co.uk) was the place I first tasted proper Spanish food. Sumptuous ox tail, a magnificent pulpo alla Gallega (octopus, potatoes and paprika) and some of the best Iberico ham to ever pass your lips.

Fino (finorestaurant.com) is the elder sibling of Barrafiná, and was quite groundbreaking when it first opened ten years back. I recently went to its 10th birthday party, and the food was as impressive as ever. It's modern Spanish, but never forgets its roots. Morcilla with quails eggs, arroz negros, and some very serious meat.

Iberica (ibericalondon.co.uk), on Great Portland Street, is a ham master, and their tapas are simple, but never less than superb. While El Pirata de Tapas (elpirataдетapas.co.uk), on Westbourne Grove, is a local favourite, watched over by the immensely skilled Omar Allibhoy. He is also the man behind Tapas Revolution (tapasrevolution.com) in Westfield, a restaurant that proves that proper tapas can be done at very reasonable prices.

Nowadays, respectable Spanish food is no longer an annual treat. Sure, there are still the cut-price grot-holes, but at long last this great cuisine has the restaurants to do it proud.

❖ **NEXT MONTH** Kebabs just for post-pub lurchers who have had one too many? Not so, as I explore the fine art of this mistaken Middle Eastern gem



Currying FAVOUR

Karam Sethi, the man behind Michelin star awarded Trishna tells us why he's launching his second restaurant in Mayfair

WHY HAVE YOU DECIDED TO LAUNCH GYMKHANA IN MAYFAIR?

Mayfair is probably the most exclusive area in London, if not the world, which just fits with the whole concept and the style of the place as well. It is a kind of social place for Indian and British elites with a client set that is very familiar to Trishna restaurant.

WHAT'S YOUR FAVOURITE DISH ON THE MENU?

Among all the wild food we propose on the menu, I would pick the muntjac shoulder cooked with apricots; this will be a Parsi dish, and it will be £18. There will also be Roe deer chops on the menu, marinated in pickling spices, cooked on the tandoor, and served with mustard mooli. This will be £24.

WHAT FOOD DO YOU ENJOY COOKING THE MOST?

Food from the South-West coast of

India. We use a lot of seafood, shellfish and spicy food that is very fragrant, together with black pepper.

WHAT INFLUENCES YOUR COOKING THE MOST?

The freshness of the food that I used to eat in my grandparents' home in India, along with Japanese cuisine. The simplicity in their restaurants should be visible on our plates.

WHAT IS YOUR SOURCE OF INSPIRATION?

I like to eat out quite a lot in non-Indian restaurants and see the combination of flavours that they play with. But it is also all about the ingredients that are coming with the seasons. We are going to change the menu every four months.

WHAT CAN PEOPLE EXPECT FROM GYMKHANA?

It will have a social atmosphere where the main thing is just about having a

very good time, with a

very laid-back atmosphere. People can just come and have leisurely meals with a couple of beers on a fun night out. Our aim is to provide a very high level of service and good food at the same time.

WHAT DO YOU THINK MAKES YOUR FOOD SPECIAL?

Simplicity. And the fact that we like to use the best quality ingredients. We do not overdo it with the mayonnaise, the sauces or the spices. Our food is always light, delicious and very fragrant at the same time.

WHY DID YOU DECIDE TO BECOME A CHEF?

I first got to cook with my mum when I was 15. I was brought up with a home cooking style cuisine that is very light and fragrant at the same time. And



Buffalo Seekh kebab with
roasted black pepper raita

Karam Sethi's Potato Chat recipe

SERVES TWO (AS A STARTER)

Boiled baby potatoes, 120g
Boiled chickpeas, 50g
Chopped ginger, 10g
¼ Chopped green chilli
¼ Chopped onion
Small handful of chopped coriander leaves
2 tablespoons tamarind chutney
2 tablespoons sweetened yoghurt
1½ teaspoons clarified butter
Sev (small pieces of crunchy noodles made from chickpea flour paste, available in supermarkets), 20g
Half a teaspoon salt
1 teaspoon Chat Masala mix
Vegetable oil for frying

For the Chat Masala mix (you will have some left over – which can be stored in an airtight container in the cupboard)
2 ½ teaspoons Chat Masala
1 ½ teaspoons Amchoor powder
½ teaspoon black salt
Pinch of dried fenugreek

1 Press the boiled baby potatoes gently, then cut in half, and fry in vegetable oil until golden brown.

2 Remove the potatoes from the heat and transfer to a mixing bowl, along with the boiled chickpeas, onion, chilli, ginger and most of the coriander leaves. Stir to mix.

3 Mix the tamarind chutney and the teaspoon of the chat masala mix in a separate bowl, and then stir in the clarified butter.

4 Arrange the potato mixture onto a platter and drizzle with the sweetened yoghurt and the tamarind chutney mixture. Sprinkle with the sev and the remaining coriander leaves.

EXCLUSIVE
RECIPE

from there, I got to work in professional kitchens.

DO YOU FEEL UNDER PRESSURE TO SECURE ANOTHER MICHELIN STAR?

Not really, we're not obsessed about being Michelin-starred. We just provide food and service as naturally as it comes

to us. But obviously the recognition is nice. If Gymkana was to win a Michelin star it would be really great but it's not something we are going to worry about. We have got a good team in place. I have built a very good close kitchen team as well in the last couple of years. I am pretty confident about it.

HOW HAS INDIAN FOOD CHANGED OVER TIME?

The very bad reputation of the heavy Indian food in the 80s was replaced in the 90s, when our concept of light Indian food was introduced. Chefs like us were brought with more European and French influences in their cuisine. Now, we see Indian street food in London being more accessible and more focused on quality.

WHAT IS YOUR EARLIEST FOOD MEMORY?

I used to go to Normandy during the summer. As soon as we drove past a field of corn, we would get my mum to stop the car and run into the field, and ten minutes later, come back with ten or twelve corn pops. Then we would go

back to the house we stayed in and put them on the barbecue.

WHAT'S IT LIKE WORKING WITH YOUR SISTER?

My sister Sunaina, 25, joined me when she finished university and has become a sommelier. She likes to keep the wine unusual and picks small producers. It is important because the food and wine are always matched.

❖ Karam Sethi's new restaurant bar, Gymkhana, is set to open in Mayfair at the end of August.
42 Albermarle Street W1S 4JH;
gymkhanalondon.com

Chef Karam Sethi





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The Cubitt House group specialises in creating upmarket local bars with a difference – offering everything from traditional pubs to upmarket hotel rooms via high-end dining. Its Belgravia-Chelsea outpost The Orange, nestled snugly between Sloane Square and the river, has a welcoming and fun ambience that attracts everyone from well-heeled locals to those who want a memorable evening without the bank-breaking cost.

There's a lovely range of cocktails, all around the £8-£10 mark. I started off with a Basil Fawcety, a delicious combination of vodka, apple juice and passion fruit, which proved a fine start to what proved a hugely enjoyable repast. Dishes here include chilli salt squid and pork fillet with black pudding croquettes, minted pea soup with ricotta and corn fed chicken breast with goat's cheese; everything on the menu, whether it's a light snack or a full three-course meal, is almost certain to be a triumph.

When you leave The Orange, replete after some excellent food and a short but well-chosen wine list, the only regret you're likely to have is that this isn't your local bar – but if it is, many congratulations, there are few establishments that have done their job better.

✦ 37 Pimlico Road, SW1W 8NE, 0207 881 9844; theorange.co.uk



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you're likely to have is
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scallop

WHAT TO KNOW
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charming lounge upstairs that
would be the perfect place for a
glass of champagne

RATING ★ ★ ★ ★ ★



RESTAURANT REVIEW

The Five Fields

Whenever a new restaurant opens in Chelsea with serious gastronomic credentials, there's always a buzz of anticipation, and so it proves with The Five Fields, which has arrived on Blacklands Terrace with chef-patron Taylor Bonnyman, a veteran of New York's two Michelin-starred Corton. Arriving in the hushed and expensive looking dining room, it's clear that Bonnyman and his team are setting their stall high and Michelin-baiting cooking will be the order of the day. But does it deliver?

The answer is yes, mostly. Starters of foie gras and scallops were served with an appreciable twist, the foie gras being presented in a sort of miniature Christmas decoration with beetroot and the scallops coming with a pistachio crust that looked like the relic of some wild seashore. Both were delicious, proving Five Fields has serious pedigree in the culinary stakes.

This run of exemplary form continued with my main of suckling pig which was served showily, but deliciously, in five ways. My companion's chicken was less interesting, though cooked to perfection; perhaps proof that this unlovely bird will never be a gastronomic excitement. The charming sommelier, Caroline, recommended a fine bottle of Rioja,

which proved gutsy enough to accompany both dishes.

As we finish our puddings (excellent – deconstructed strawberries and cream for me, sweet cucumber for her), one of the staff comes over for a chat. I compliment the restaurant for its good-value a la carte menu – at £45 for three courses, this is an absolute steal. He candidly admits it's unlikely to stay at that price forever, as the ingredients are too expensive to make it viable. So if you want Michelin-quality food at brasserie prices, head to The Five Fields sooner rather than later. You won't regret it.

✦ 8-9 Blacklands Terrace SW3 2SP; fivefieldsrestaurant.com



The quaint exterior of The Five Fields on Blacklands Terrace

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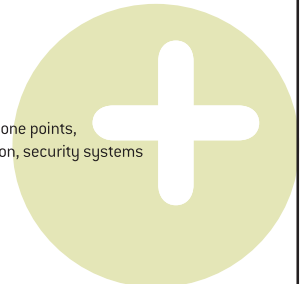
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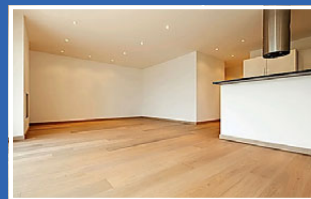
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...a lovely magazine which is brimming with editorial about the immediate area. This creates a good read as well as creating a useful publication

”

Department Head, Local Estate Agents





This unique property combines a mews house with a lower ground floor apartment

If you long to escape to the country, you'll love browsing the rural homes I've picked out for our special country focus this month, while keen cooks among you should turn to '5 of the best' to discover some of the most impressive kitchens featuring in local properties on the market right now. I've also been investigating property trends in the capital, finding out what's hot and why. Plus we have the latest agency news and the inside story from a local agent.

Karen

Karen Tait, Property Editor



EDITOR'S PICK

This stunning property was used as a location for an episode of Inspector Morse and has recently undergone renovation to combine a mews house with a lower ground floor apartment in the adjacent building. With entrances from both Warwick Square and Warwick Square Mews, there is a sense of space and light throughout, with the living space designed around a patio garden.

✦ Warwick Square Mews, SW1V: £3,395,000 (Douglas & Gordon, 020 7931 8200)

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78 **5 OF THE BEST** kitchens, at the heart of the home

91 **AGENT SPEAKS** Toby Whittome discusses stock levels, stamp duty and chickens!

100 **AREA FOCUS** We visit the country and discover some fabulous rural retreats

113 **PROPERTY OF THE MONTH** Launceston Place, a luxurious and spacious property set on Kensington Church Street



PROPERTY FRONT COVER

A first floor apartment within a Grade II listed stucco fronted building, W2, £2,250,000, Chard, 020 7243 4500

Lights on

'Lights out London' is just a myth, as reports claim overseas buyers are not leaving homes vacant

Recent stories in the press suggesting that the influx of overseas buyers investing in the capital has led to whole streets of vacant homes have been shown to be a myth.

Describing London as 'Europe's fastest growing and most cosmopolitan city', international real estate adviser Savills reports that international buyers account for 38% of resale transactions in prime locations, back to levels first seen in 1990, while for new-build this rises to almost three-quarters of sales.

However, although these buyers are attracted by London's status as a safe haven for their capital, they are not simply investing in property and then leaving them empty. Only a small proportion are buying second homes, mostly in the ultra prime sector of the market, with most planning on renting out their property if they won't be occupying it themselves. In addition to supplying vital rental stock, overseas investors are crucial to the success of much of London's new development.

Furthermore, Savills estimates that within prime locations 93% of all buyers have an occupation or business interests in the UK, and two-thirds live and work in London. And despite strong foreign investment into prime central London,



Savills' strongest performing area is currently Fulham, where the market is dominated by domestic buyers.

London Central Portfolio (LCP) also claims that 'headline grabbing statistics and provocative sound bites belie the tenure of housing stock in Prime London Central (PLC)' adding that international buyers contribute £1.2bn per annum to the UK economy and Exchequer through buy-to-let purchases, supporting a huge array of trades, professions and services.

LCP also points out that, at 38%, the biggest segment of the PLC market is bought for buy-to-let rather than for buy-to-live investment, i.e. for the private rental sector which runs at almost 100% occupancy.

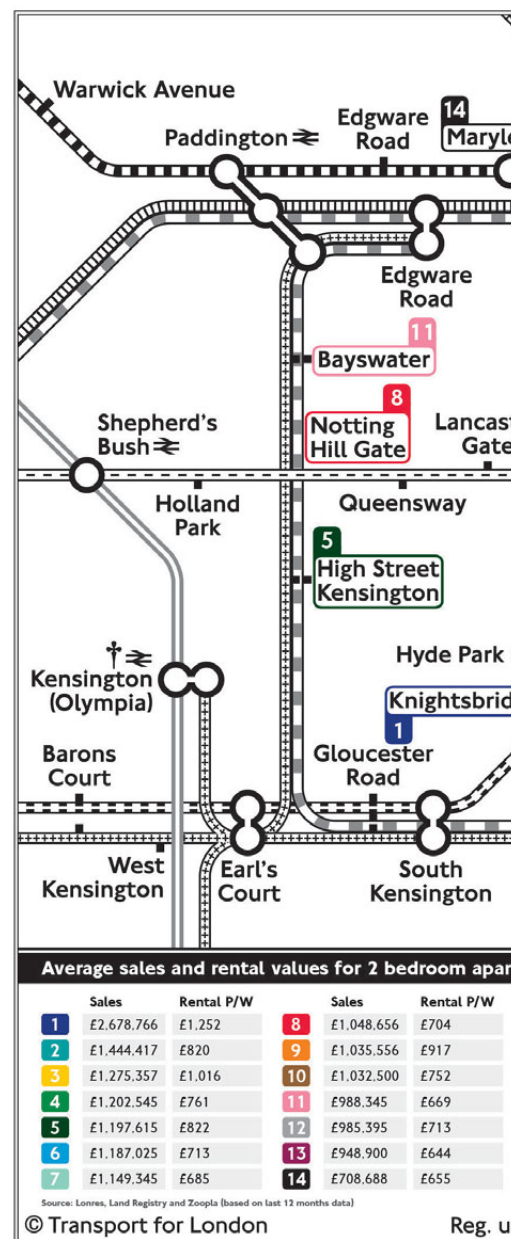
MIND THE GAP

The Nationwide building society has announced that the gap between house prices in London and the rest of the country is the 'widest it's ever been'. Prices in London are now 5% above their previous peak in 2007, but across the UK as a whole they are 9% lower than they were six years ago. The premium on London prices is £150,615.

COMPARE THE MARKET

With international interest in the London property market remaining strong despite hikes in stamp duty over the past year, estate agency W.A. Ellis points out that 'London remains considerably less expensive than many other world cities even when stamp duty and transaction costs (solicitors' and surveyors' fees) are taken into account.

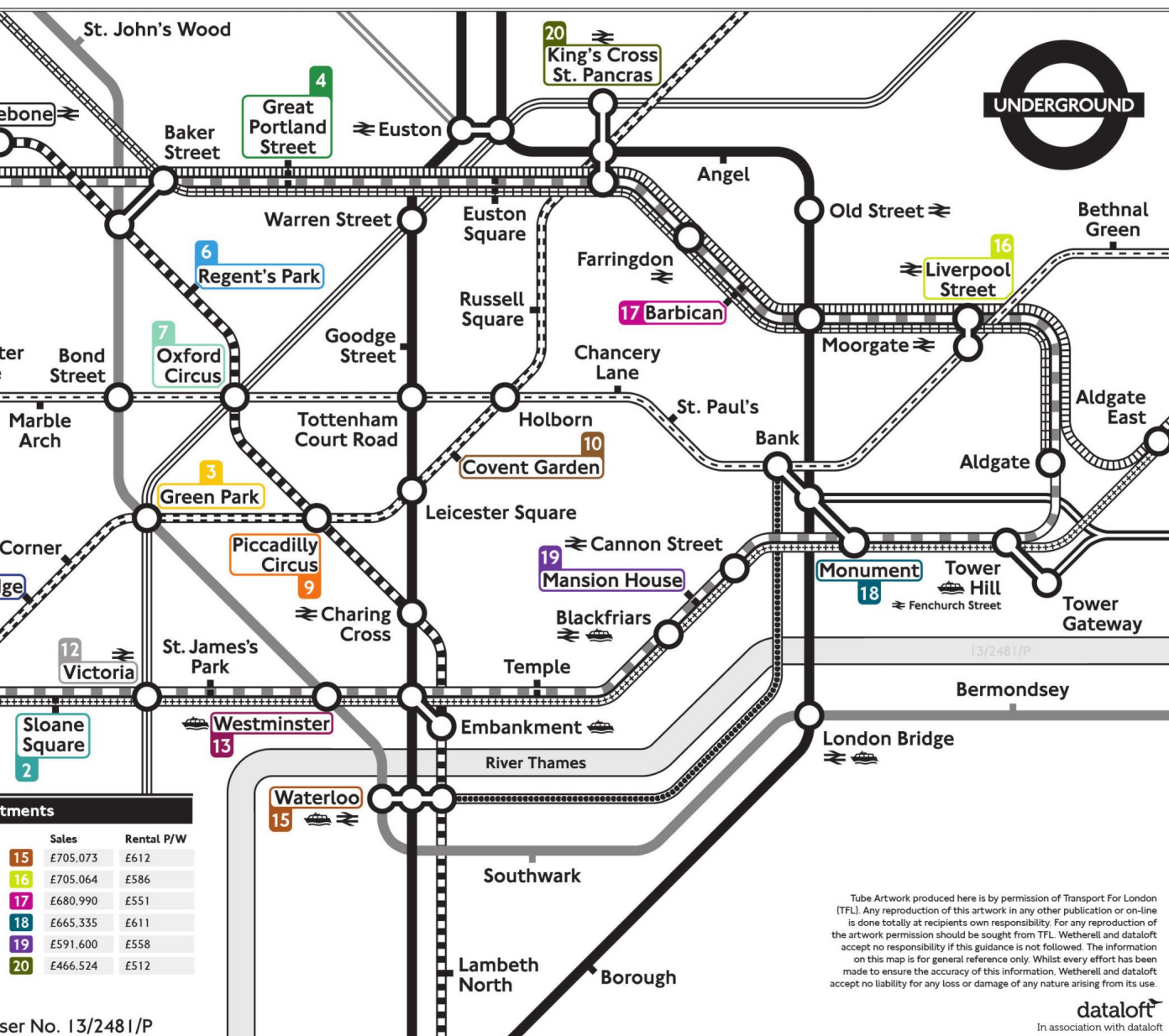
'For example, a £2m flat will cost £100,000 in stamp duty, and the related costs will be between £6,000 and £7,000. By contrast, in Melbourne the associated costs of a similar purchase would be £117,000, and in Singapore and Hong Kong costs rise to over £300,000.'



Prime numbers

Prime central London price growth, January to June 2013
(Knight Frank sales index)

6.6% Sub-£1m
5.4% £1-£2.5m
3.7% PCL average
2.5% £2.5-£5m
2.4% £5-£10m
1.5% £10m+



ser No. 13/2481/P

MAPPING LONDON

Estate agency Wetherell, in association with DataLoft, have produced the capital's first ever London Underground Property Map, revealing average prices and rents for apartments near stations.

The map shows how owning a home next to the 'right' station can result in 'property gold', while living just a few stops down the line can mean owning a home which is just a third of the value of the former, and likewise for tenants.

Ranked by property values, Knightsbridge is London's most expensive tube station (two-bed flat average price £2.67m; £1,252 pw rent), while within Zone 1, the Piccadilly line is London's most 'expensive' Tube line.

MONOPOLY MOVES

Almost 80 years after being made famous by a board game, research from the Halifax shows who have been the winners and losers in the London property stakes...

1 In 1936 the average value of a London property on the board was £208; the average price now stands at £788,106.

2 The most expensive postcode was Mayfair, with a price tag of £60 – it's still the most expensive with an average price of £1,426,689.

3 The cheapest Monopoly street 77 years ago was, and still is, the Old Kent Road: £60 in 1936, £192,714 in 2013.

4 Whitehall takes the biggest leap up the table, rising 10 places to become the sixth most expensive area at £1,172,778, below Oxford St, Bond St and Regent St.

5 The greatest drop is Vine Street, dropping eight places from 11th to 3rd least expensive.

6 Fleet Street also falls seven places, from 13th to 6th least expensive, with average prices now £491,902.



Chelsea
Fulham & Parsons Green
Kensington & Holland Park
Knightsbridge, Belgravia & Mayfair
Notting Hill & Bayswater
West Chelsea & South Kensington

Sales 020 7225 3866
Sales 020 7731 7100
Sales 020 7938 3666
Sales 020 7235 9959
Sales 020 7221 1111
Sales 020 7373 1010

Lettings 020 7589 9966
Lettings 020 7731 7100
Lettings 020 7938 3866
Lettings 020 7235 9959
Lettings 020 7221 1111
Lettings 020 7373 1010

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**STRUTT
& PARKER**



Lyall Mews | Belgravia | SW1

3,841 sq ft (356.8 sq m) EPC rating C

A sensational recently rebuilt and fully modernised house offering nearly 4,000 sq ft with extensive parking.

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen | Study | Master suite | 4 further bedrooms | 4 further bathrooms | Staff kitchen | Garage | Mews parking

Asking price £8,500,000 Freehold

Knightsbridge

james.gilbert-green@struttandparker.com

020 7235 9959



Scan this QR code with your camera phone to read more about this property. Free QR code readers are available for download from our website at struttandparker.com/qrcode

Fundraising fervour

Strutt & Parker

Creating sales of a different kind is top of the agenda for the agent's London offices this month

Strutt & Parker employees have swapped suits for sweat shorts in a special fundraising challenge in aid of Great Ormond Street Hospital (GOSH). Teams across six of Strutt & Parker's residential offices in London have joined forces to raise £15,000 for the children's charity this summer as part of an overall company drive to raise £100,000 over the course of 2013.

A series of spectacular sporting feats have already taken centre stage. Miles Meacock, Head of the Notting Hill office, spent seven consecutive days walking 160km across the South Downs to raise £2,000. James Gow, Henry Watson and Will Allen, from the Kensington office, all took part in the Luton Hoo half marathon, raising nearly £3,000 in the process. Todd Langford-Archer from the West Chelsea office is due to complete a 100 mile London to Surrey bike while Jonathan Inglis, Head of the Chelsea office is planning a 130 mile bike ride from Mousehole in Cornwall to Exeter in two days, having already raised nearly £4k. A number of other fundraisers are also planned including a tennis tournament and a royal baby sweepstake.

Victoria Bunbury, from the West Chelsea office who is co-ordinating the London charity drive said of the fantastic achievement, 'We are all 100% behind this excellent cause and are excited to be coming up with new creative fundraising efforts. There has been a huge variety of different events taking place over the last month including some impressive sporting feats.'

✦ To support the team or make a donation, visit virginmoneygiving.com/team/struttandparkerlondonresidential
struttandparker.com



Miles Meacock, Head of The Notting Hill office, pictured above with his father during his mammoth seven day walking challenge across the South Downs, in which he covered over 160km of the National Trail, raising £2,000 in the process.

There has been a huge variety of different events over the last month including some impressive sporting feats



A number of colleagues have set themselves sporting challenges for the summer. Will Allen, James Gow and Henry Watson, pictured left from the Kensington office, raised nearly £3,000 by running the Luton Hoo half marathon. Many other individuals from across Strutt & Parker's offices plan to run half marathons to raise funds for nominated charity, Great Ormond Street Hospital.

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Kelso Place | Kensington | W8

1,462 sq ft (135.8 sq m)

A lovely four bedroom non basement house with a wonderful 33 ft long west facing garden as well as off street parking.

Entrance hall | Drawing room | Kitchen/breakfast room | Study | Four bedrooms | Shower room | Bathroom | Utility room | Cloakroom | Balcony | West-facing garden | Off street parking

Asking price £2,850,000 Freehold

Kensington

kensington@struttandparker.com

020 7938 3666



Uxbridge Street | Kensington | W8

1,130 sq ft (104.9 sq m)

A charming and beautifully presented three bedroom Victorian house with excellent entertaining space and a lovely garden.

Entrance hall | Drawing room | Kitchen/breakfast room | Study | Three bedrooms | Bathroom | Cloakroom | Two vaults | Garden

Asking price £2,000,000 Freehold

Kensington

kensington@struttandparker.com

020 7938 3666



Fairholt Street | Knightsbridge | SW7

1,470 sq ft (136.6 sq m) EPC Rating C

A bright and charming three bedroom freehold townhouse located in the heart of Knightsbridge village.

Entrance hall | Reception room | Kitchen | Dining area | Sitting room | Master bedroom suite | Two further bedrooms | Bathroom | WC | Courtyard garden

Asking price £3,150,000 Freehold

Knightsbridge

knightsbridge@struttandparker.com

020 7235 9959



Coulson Street | Chelsea | SW3

1,474 sq (136.9 sq m) EPC Rating E

An archetypal low-build Chelsea cottage presented in excellent order throughout.

Entrance Hall | Drawing Room | Kitchen | Dining room | Three bedrooms | Three bath/shower rooms | Vault storage | Patio garden with off street parking facility

Asking price £3,550,000 Freehold

Chelsea

chelsea@struttandparker.com

020 7225 3866

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Kensington & Holland Park
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020 7052 9417

struttandparker.com



Portobello Road | Notting Hill | W11

926 sq ft (86 sq m) EPC rating D

A wonderful three bedroom maisonette with two south-west facing terraces.

Entrance hall | Drawing room | Kitchen | Three bedrooms | Two bathrooms |
Two south-west facing terraces

Asking price £1,250,000 Leasehold

Notting Hill

nottinghill@struttandparker.com

020 7221 1111



Observatory Gardens | Kensington | W8

1,665 sq ft (154.7 sq m) EPC Rating E

An impressive two bedroom ground floor maisonette with its own street entrance, 24 hr portorage and underground parking.

Entrance hall | Drawing room | Kitchen | Dining room | Master bedroom with en suite bathroom | Second bedroom with en suite bathroom | Cloakroom | Utility area | 24 hour portorage | Underground parking space

Asking price £3,350,000 Share of Freehold

Kensington

kensington@struttandparker.com

020 7938 3666



Cheyne Place | Chelsea | SW3

3264 sq ft (303.2 sq m) EPC Rating D

A stylishly refurbished penthouse maisonette with studio style drawing, and fabulous roof terrace with wonderful views.

Entrance hall | Drawing room | Dining room | Library/Bedroom 3 | Kitchen | Two en suite bedrooms | Cloakroom | Roof terrace | Direct lift access

Asking price £6,250,000 Leasehold

Chelsea

chelsea@struttandparker.com

020 7225 3866

Savills

020 7730 0822



Burton Court | Chelsea | SW3

1,746 sq ft (162.2 sq m) EPC rating D

A beautifully presented lateral apartment which offers flexible and elegant living space with stunning views over Burton Court.

Entrance hall | Drawing room | Master bedroom | Bedroom 2/Study | Dining room/Bedroom 3 | Large kitchen/breakfast room | 2 Bathrooms | Lift | Porter

Asking price £4,150,000, Share of Freehold

Chelsea

chelsea@struttandparker.com

020 7225 3866

OUR NEW TEAM WILL BE WORKING FLAT OUT



Agency NEWS

A round-up of the latest movers and shakers and good deeds happening in Kensington and Chelsea



Another door opens

Chesterton Humberts is expanding its business with the opening of a branch in Notting Hill, its sixth in the Royal Borough of Kensington and Chelsea. Enna-Mae Assiter, who has joined the company from Foxtons, will head up the new branch, working alongside the branch's lettings director, Ed Woolgar, who has been with the company for over six years.

✦ chestertonhumberts.com

The number of first-time homebuyers is at its highest level in six years according to the Council of Mortgage Lenders that said 25,100 loans were granted in May



Gardens galore

There is only one thing that can compete with having a house with a private garden, and that is to have a Notting Hill garden maisonette with not only its own private garden, but also access to a communal garden.

This wonderful apartment on Arundel Gardens W11 is just that; it has four bedrooms, stunning reception rooms with high ceilings and original features, plus a pretty roof terrace which overlooks the gardens, making it the perfect flat for entertaining.

✦ On the market for £2,250pw unfurnished with Mountgrange Heritage. 153 Notting Hill Gate, W11 3LF; 020 7221 2277; mountgrangeheritage.co.uk



New start for John D Wood & Co.

A new start beckons at John D Wood & Co. with the announcement of a new lettings management team in London. Tim Van der Schyff has been appointed Lettings Director and is joined by Kate Ives who will support him as Area Manager. The pair will manage 20 lettings offices in total across Prime Central, North and South West London, and South East England. Van der Schyff has over nine years of experience running blue chip lettings departments in Prime Central London while Ives comes with nearly a decade's experience in estate agency and residential lettings.

✦ johndwood.co.uk



Footstep fundraiser

Knight Frank has been giving back to the Chelsea community through its sponsorship of the inaugural Borne Walk on 2 July. James Pace, Knight Frank Chelsea, says, 'It was a wonderful day and clearly enjoyed by not only ourselves but also all that were there. It is amazing to think that with a little support and in just a few years, the charity could make so much difference to so many lives. We are extremely proud to know that the teams that will drive these changes work from our local hospital, the Chelsea and Westminster.' More than 100 children and their parents took part to mark the birth of Borne, a joint initiative between Chelsea and Westminster Health Charity and the hospital's maternity team, which aims to prevent disability and death in childbirth and create lifelong health for mothers and babies. For further information, visit borne.org.uk.

✦ knightfrank.co.uk

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& PARKER

TO GIVE YOUR
FLAT
A
LIFT



For over a decade we have been one of the most successful agents in the Kensington house sales market.

Now in our brand new and larger office, we are expanding what we call our 'flat squad' – put simply a team of specialists who will be utterly devoted to getting you the best result.

Call William Allen or Henry Watson anytime for more information.

STRUTTANDPARKER.COM
103 KEN. CHURCH STREET W8

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LETTINGS
020 7938 3866

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Lettings: 020 7225 0433 lettings@bodensresidential.com
102 Draycott Avenue, Chelsea London SW3 3AD



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mobile
website



Ici on parle français

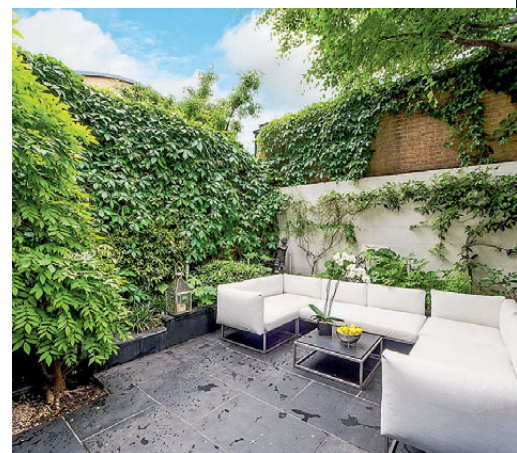
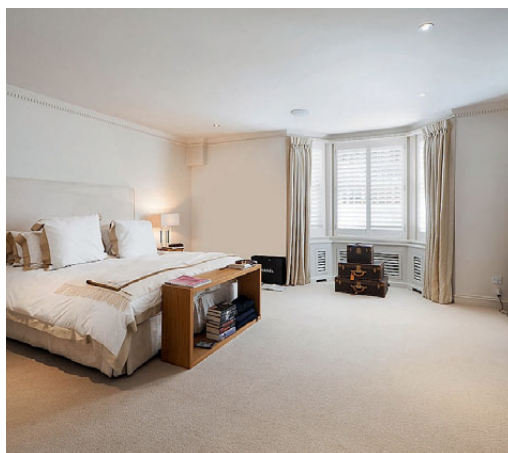
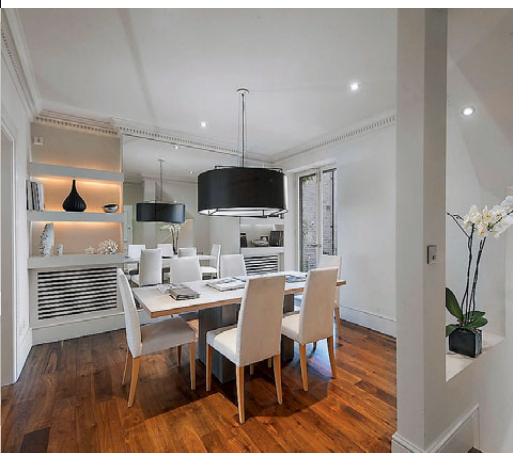


CADOGAN GARDENS, SW3

Prime Chelsea location

Entrance Hall | Reception Room | Fitted Kitchen | Double Bedroom | Bathroom | Balcony
Use of the Gardens & Tennis Courts of Cadogan Square | EPC=D

£695 per week Furnished



CALLOW STREET, SW3 **Stylish Chelsea flat**

Guide: £2,450,000 Leasehold, approx 141 years remaining

Entrance Hall | Reception Room | Dining Room | Fitted Kitchen | Master Bedroom with Dressing Area & Ensuite Bathroom | Bedroom 2 with Ensuite Shower Room | Cloakroom | Terrace | Garden | EPC=D
Please contact us on 020 7589 2000 or Savills Chelsea on 020 7578 9001



OUR PAINSTAKING
APPROACH TAKES
THE ACHES AND PAINS
OUT OF LETTING

More than you're looking for.

With Savills, you can take comfort knowing we'll present your property beautifully, find you the best tenants and get you the best price.

Here is a selection of properties we have recently let.



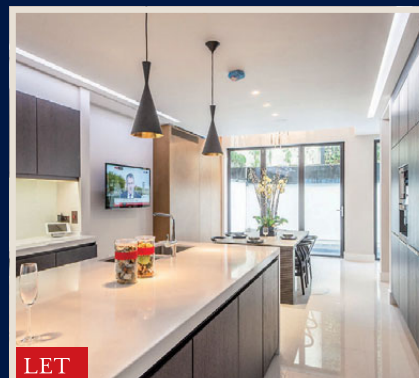
LET

Phillimore Place, W8
Guide £6,750 per week



LET

Bedford Gardens, W8
Guide £3,850 per week



LET

Limerston Street, SW10
Guide £3,500 per week



LET

Evelyn Gardens, SW7
Guide £2,950 per week



LET

Sloane Street, SW1
Guide £2,400 per week



LET

Halsey Street, SW3
Guide £2,350 per week



LET

Elvaston Place, SW7
Guide £1,100 per week



LET

Egerton Gardens, SW3
Guide £995 per week

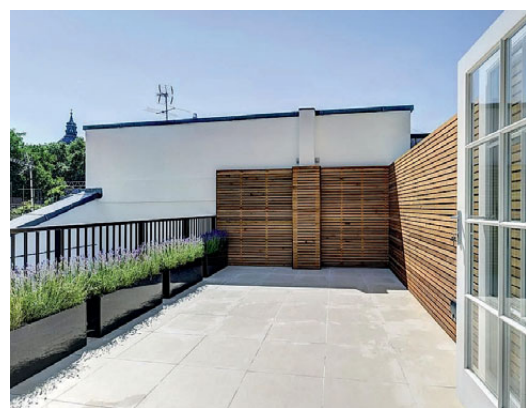
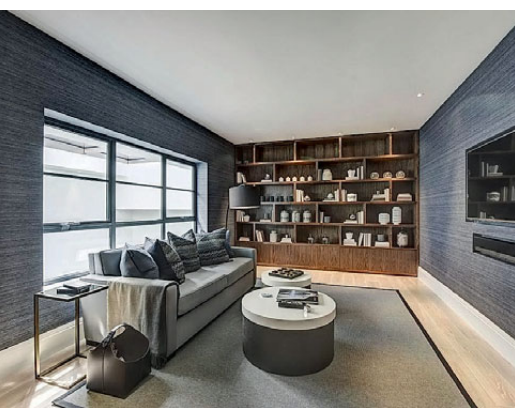


LET

Cranley Gardens, SW7
Guide £925 per week

To discuss your property requirements further, call our team on 020 7877 4640.

savills



SUPERB REFURBISHED CENTRAL LONDON MEWS HOUSE PRINCES GATE MEWS, SW7

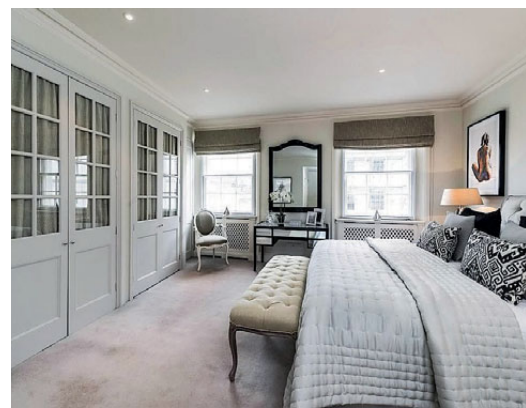
Drawing room ♦ study/library/TV room ♦ kitchen
♦ master bedroom suite ♦ dressing room
♦ 2 further bedroom suites ♦ utility room ♦ roof
terrace ♦ garage ♦ 2,564 sq ft (238 sq m)
♦ EPC=C



Savills Sloane Street
Tom Lamb
tlamb@savills.com
020 7730 0822

Savills Knightsbridge
Matthew Morton-Smith
mmsmith@savills.com
020 7581 5234

Guide £4.95 million Freehold



CLASSIC BELGRAVIA TOWNHOUSE

SOUTH EATON PLACE, SW1

Drawing room ♦ dining room ♦ study ♦ kitchen
♦ master bedroom suite ♦ 4 further bedrooms
(3 en suite) ♦ guest cloakroom ♦ roof terrace
♦ garage ♦ 305 sq m (3,290 sq ft) ♦ EPC=E



Savills Sloane Street
Tom Lamb
tlamb@savills.com
020 7730 0822

Savills Knightsbridge
Matthew Morton-Smith
mmsmith@savills.com
020 7581 5234

Guide £6.95 million Leasehold, approximately 125 years remaining



THIRD FLOOR APARTMENT WITH STUNNING VIEWS HOLLAND PARK, W11

Reception room ♦ kitchen ♦ master bedroom suite ♦ guest bedroom suite
♦ 3rd bedroom ♦ study/bedroom 4 ♦ further shower room ♦ Grade II Listed
♦ in need of updating ♦ 147 sq m (1,577 sq ft)



Savills Kensington
Thomas Holcroft
tholcroft@savills.com
020 7535 3300

Guide £2.25 million Leasehold, approximately 957 years remaining plus Share of Freehold



BEAUTIFULLY PRESENTED GARDEN SQUARE HOUSE CAMPDEN HILL SQUARE, W8

3 reception rooms ♦ conservatory ♦ study ♦ kitchen ♦ 6 bedrooms ♦ 4 bath/
shower rooms ♦ utility room ♦ guest cloakroom ♦ separate street entrance ♦ front
garden ♦ west-facing rear garden ♦ 311 sq m (3,357 sq ft) ♦ EPC=F



Savills Kensington
Sarah Birch
sbirch@savills.com
020 7535 3300

Guide £6.95 million Freehold



AN EXTREMELY WELL PROPORTIONED DUPLEX FLAT CHEYNE WALK, SW3

Entrance hall ♦ reception room ♦ kitchen ♦ 2 bedrooms ♦ bathroom ♦ shower room ♦ guest cloakroom ♦ porter ♦ off-street parking ♦ 118 sq m (1,275 sq ft) ♦ EPC=D



Savills Chelsea
Charlie Bubear
cbubear@savills.com
020 7578 9000

Guide £2 million Leasehold, approximately 156 years remaining



SPLIT LEVEL APARTMENT WITH DIRECT GARDEN ACCESS

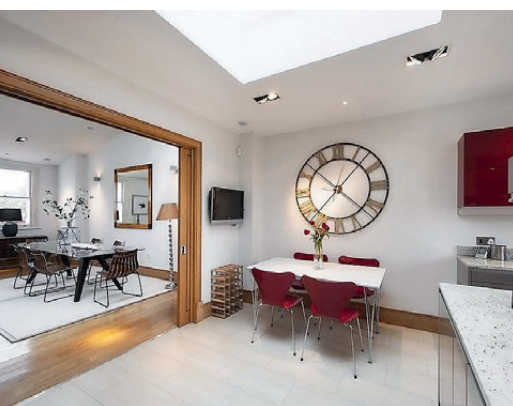
EVELYN GARDENS, SW7

- 4 bedrooms (3 en suite) ♦ further bathroom
- ♦ 2 reception rooms ♦ separate kitchen
- ♦ direct garden access ♦ wooden floors
- ♦ admin charges apply ♦ Council Tax=G ♦ EPC=F



Savills Chelsea
Izzy Birch-Reynardson
ibreynardson@savills
020 7578 9020

£2,950 per week Unfurnished



A NATURALLY LIGHT AND WONDERFULLY SPACIOUS APARTMENT COLLINGHAM ROAD, SW5

Reception room ♦ dining area ♦ kitchen/breakfast room ♦ 4 bedrooms (3 en suite)
♦ further bathroom ♦ study/bedroom 5 ♦ sun room ♦ 2 terraces ♦ direct lift
access ♦ access to communal gardens ♦ 226 sq m (2,436 sq ft) ♦ EPC=C



Savills Chelsea
Charlie Bubeare
cbubear@savills.com
020 7578 9000

Guide £4.5 million Leasehold, approximately 990 years remaining plus Share of Freehold

Amelia Greene

Savills Lettings, Sloane Street



Geographical parameters are being widened by tenants in order to find the perfect property

Central London draws tenants from around the world to its desirable addresses, and location has always been key to an individual's property search. At Savills in Prime Central London, we are seeing a new trend of tenants considering multiple locations, sometimes from East to West, like Chelsea to the City, or North to South in order to find the 'best product' for their price range. This trend is mainly specific to applicants seeking studio, one and two bedroom accommodation as opposed to bigger family units because of tenants needing to be near the best schools.

The product tenants seek is largely concerned with space, layout, finish and quality of fixtures and fittings as well as furnishings. Tenants also consider attributes such as concierge/porterage, parking, gym facilities and access to outside space, whether private or communal.

2013 has seen a busy market because of a great supply of available property, especially in Prime Central London. 'Best in class' is still letting well and achieving competitive bids and good rental levels. Ensuring your flat or house is in this class will attract tenants to it, whatever the location.

✦ Savills Sloane Street lettings, 020 7824 9046



This is a beautiful first and second floor maisonette situated in central Belgravia on Eaton Place, SW1X. Two-three reception rooms, two-three bedrooms, three bathrooms and one WC, kitchen and a roof terrace and balcony, plus exquisite period features. £2,500 per week

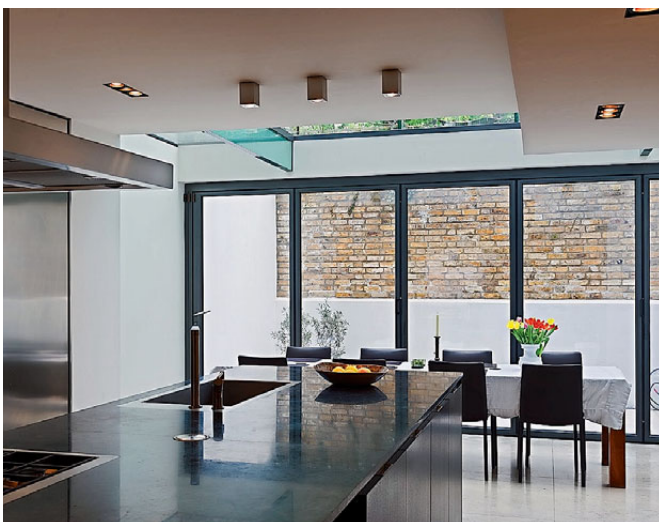
We are seeing a new trend of tenants considering multiple locations, from East to West or North to South



Grovesnor Crescent Mews is a hugely desirable location and this stylish four bedroom house is situated only a few minutes walk from the amenities and busy streets of Motcomb Street and Knightsbridge. Two reception rooms, three bedrooms, two kitchens, plus parking available for four cars outside the property. £3,250 per week.

5 of the BEST... *KITCHENS*

Househunters frequently say the kitchen is the most important room in a property, and these certainly deliver the wow factor



TWO FOR ONE

Horbury Crescent, W11 £5,250,000

The sleek Boffi kitchen in this four/five-bedroom house sits sociably between seating and dining areas, opening onto the patio/atrium. In addition, the property boasts a fabulous roof terrace with open-air kitchen and BBQ.

✦ Crayson, 020 7221 1117



PRIVATE DEVELOPMENT

Moncorvo Close, SW7 £7,400,000/£4,750 pw

For sale or to let, this four-bedroom house is situated within a modern development on Ennismore Gardens, providing accommodation spread over four floors with access to two acres of private landscaped gardens.

✦ W.A. Ellis, 020 7306 1630



FREE-FLOWING

Burnaby Street, SW10 £2,500,000

This three-bedroom family house has been interior designed to maximise natural light and to provide spacious open-plan entertaining space on the ground floor, with uninterrupted kitchen and dining areas.

✦ Chesterton Humberts, 020 7594 4740



INSIDE OUT

Wilton Place, SW1 £14,950,000

This refurbished Georgian townhouse features an open-plan kitchen/family room which opens onto a delightful patio. There is also an elegant drawing room opening onto a terrace, and five bedrooms, all with en suites

✦ Savills, 020 7581 5234

OPEN-PLAN LIVING

Little Boltons, SW10 £3,495,000

Set behind a period façade, this two-bedroom penthouse offers contemporary open-plan living complete with a Crestron AV system. The bespoke kitchen boasts a Corian worktop and sink with Siberian Larch flooring.

✦ Strutt & Parker, 020 7373 1010



**Knight
Frank**

Old Chelsea Mews, Danvers Street,
Chelsea SW3

Guide price £4,500,000

✦ Presented by Knight Frank Chelsea

020 7349 4300

chelsea@knightfrank.com

knightfrank.co.uk/chelsea

James Pace

Knight Frank, Chelsea



When it comes to the Chelsea property market it's a game of two halves at present

Springtime has seen some fantastic prices being achieved but in terms of volume, we are witnessing a two tiered market. Up to £3m we are seeing properties selling quickly and often attracting multiple bids for each sale. At this level of the market, there is considerable hunger from a wide spectrum of buyers, domestic and international, all wanting to secure a property as soon as they can.

In excess of £3m, there have been fewer transactions than hoped for at the start of the year. The prices that have been achieved have remained consistent which is primarily attributable to a continued lack of available stock rather than a lack of quality purchasers. However, serious buyers are well informed and are unwilling to over pay for properties that they feel are compromised in some way.

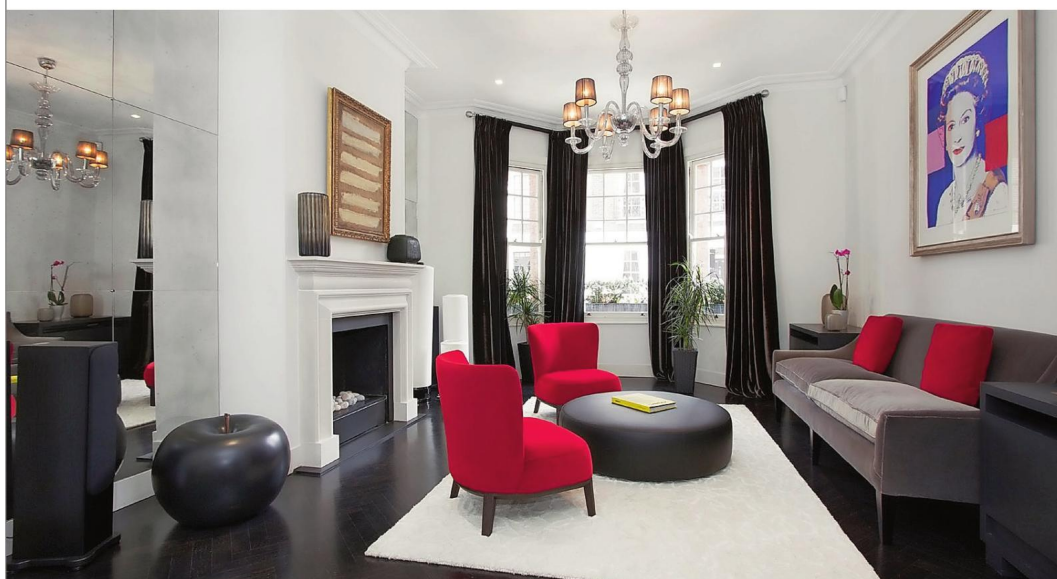
It will be interesting to see what happens in the Autumn market. I think that if more properties become available at the higher end, we will see transaction levels start to rise. This in turn will give some buyers who have been sitting on the fence, the confidence to go ahead with their purchase and really put the feel-good factor into the market as a whole.

✦ Knight Frank, Chelsea, 020 7349 4300



Hob Mews is a newly named and newly constructed development of houses and a duplex with secure underground parking and excellent security, superbly located in Chelsea's Tadema Road. Approximately 1,427 sq ft-1,920 sq ft. Guide price £1,975,000-£2,800,000, Freehold/share of Freehold

Serious buyers are well informed and are unwilling to over pay for properties that they feel are compromised in some way



Cheyne Row is one of Chelsea's most sought after locations and this spectacular five bedroom house has been the subject of a complete refurbishment to the very highest of standards. The design of the house provides an abundance of space and light whilst seamlessly integrating a level of technology suitable for busy family life. Five bedrooms, four bathrooms, kitchen, two reception rooms, dining room, study, utility room, cloakroom, patio garden. Approximately 3,632 sq ft. £4,250 per week, furnished or unfurnished



Markham Square, Chelsea SW3

Four bedroom freehold house with garden

A beautifully presented four bedroom freehold house located just off the Kings Road, found in a quiet position on a garden square. Master bedroom suite, 3 further bedrooms, 2 bathrooms, double reception room, kitchen, dining/breakfast room, family room, utility room, cloakroom, garden. EPC rating E. Approximately 222 sq m (2,400 sq ft)

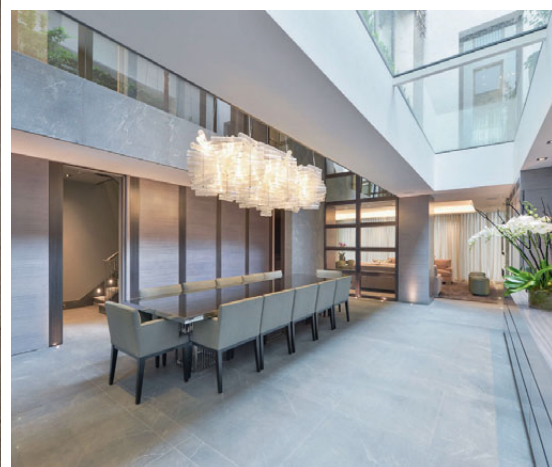
Freehold

Guide price: £5,600,000

(SLA120238)

[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)
knightsbridge@knightfrank.com
020 3641 5928





Waverton Street, Mayfair W1J

Unrivalled finish and design

A beautiful, newly built virtually detached house boasting fantastic entertaining space, a swimming pool, cinema and two roof terraces. 5 bedrooms, 8 bathrooms, 4 reception rooms, study, kitchen, utility room, cinema room, swimming pool, gymnasium, patio/terrace, 2 roof terraces, 5 guest WCs, lift. EPC rating C. Approximately 797 sq m (8,580 sq ft)

Freehold

Guide price: £30,000,000



(WER130024)

[KnightFrank.co.uk/mayfair](https://www.knightfrank.co.uk/mayfair)
mayfair@knightfrank.com
020 3463 2616



Chester Square, Belgravia SW1

Seven bedroom family home with roof terrace

A Grade II listed, white stucco fronted family home located in one of Belgravia's most sought after locations. Master bedroom with en suite bathroom, 6 further bedrooms, 4 further bath/shower rooms, drawing room, dining room, kitchen, family room, study, laundry room, guest cloakroom, terrace, balcony, potential garage space. Approximately 379 sq m (4,088 sq ft)

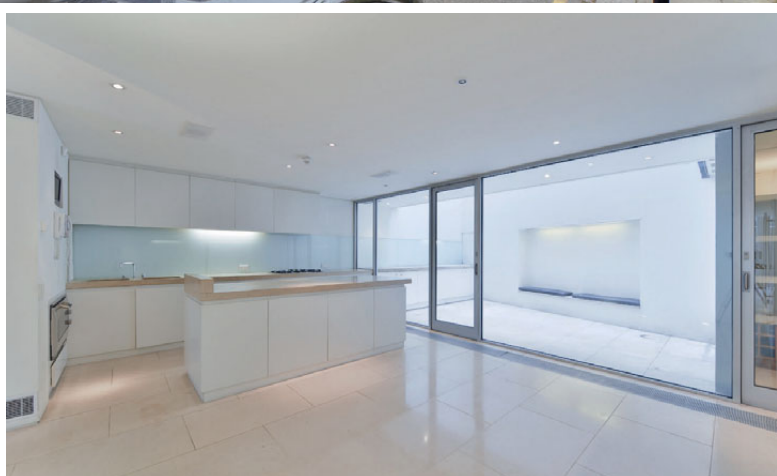
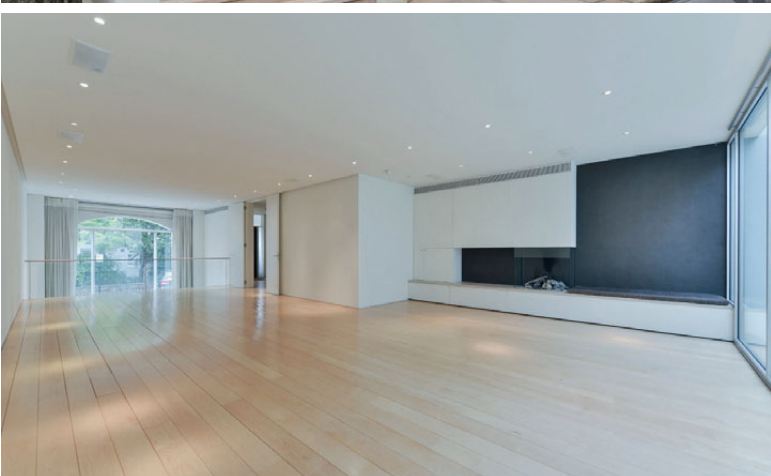
Freehold

Guide price: £10,950,000

(BGV130048)

**[KnightFrank.co.uk/belgravia](https://www.knightfrank.co.uk/belgravia)
belgravia@knightfrank.com
020 3641 5907**





Clareville Street, South Kensington SW7

Spacious modern townhouse

A spacious and light property which is laid out over four floors. 5 bedrooms, 3 bathrooms, 2 reception rooms, kitchen, guest cloakroom, utility room, roof terrace. EPC rating C. Approximately 340 sq m (3,655 sq ft)

Freehold

Guide price: £6,200,000

(STK130025)

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southkensington@knightfrank.com
020 3641 6120





NEO Bankside, Southbank SE1

Two bedroom apartment in desirable building

A well proportioned and very desirable east facing apartment in the C Pavilion of NEO Bankside with views over the armoury in this extremely sought after riverside development in London's cultural quarter. Master bedroom with en suite bathroom, bedroom 2, bathroom 2, reception room, kitchen, 24 hour concierge. EPC rating C. Approximately 78 sq m (845 sq ft)

Leasehold

Guide price: £1,150,000



[KnightFrank.co.uk/riverside](https://www.knightfrank.co.uk/riverside)
riverside@knightfrank.com
020 3641 5935



Imperial Wharf, Fulham SW6

Penthouse with impressive river views

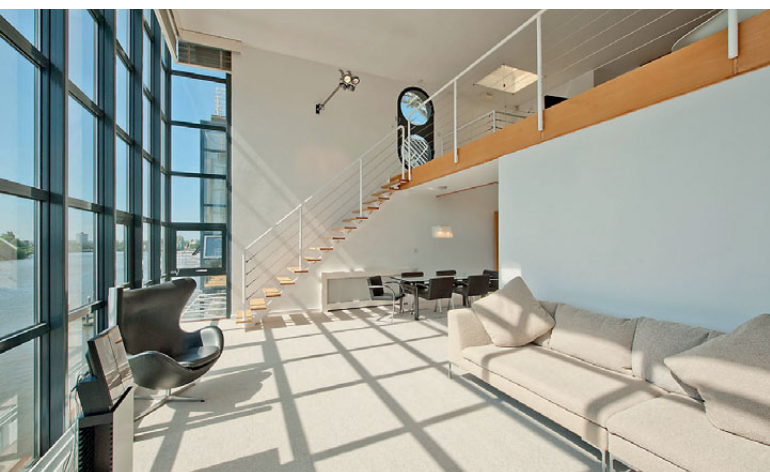
An impressive three bedroom penthouse in Imperial Wharf for sale with exceptional outside space, spread over three terraces with river views. Benefiting from two underground parking spaces, 24 hour concierge and Imperial Wharf train station. Master bedroom with en suite bathroom, 2 further bedrooms, 2 further bathrooms, double reception room, kitchen, 3 terraces. EPC rating C. Approximately 237 sq m (2,566 sq ft)

Leasehold

Guide price: £3,500,000



[KnightFrank.co.uk/riverside](https://www.knightfrank.co.uk/riverside)
riverside@knightfrank.com
020 3641 5935



Thames Reach, Fulham W6

Penthouse with stunning river views

A wonderful three bedroom penthouse apartment situated in an award winning Richard Rogers designed building which includes two underground parking spaces, porter and a roof terrace with stunning views. Master bedroom with en suite bathroom, 2 further bedrooms, bathroom, 2 reception rooms, kitchen, 2 roof terraces, 2 underground parking spaces. EPC rating C. Approximately 160.9 sq m (1,732 sq ft)

Leasehold

Guide price: £2,500,000

(FLH110073)

[KnightFrank.co.uk/fulham](https://www.knightfrank.co.uk/fulham)
fulham@knightfrank.com
020 7751 2400





Adam and Eve Mews, Kensington W8

A wonderful mews house with a roof terrace and parking

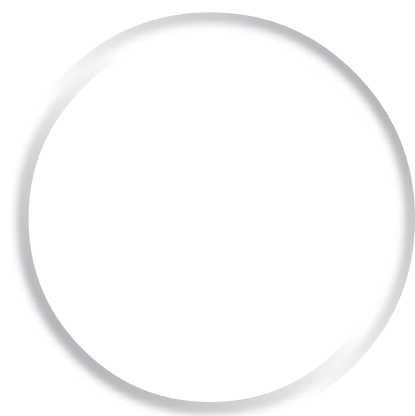
This house has been totally refurbished to a high standard and provides good accommodation and benefits from excellent outside space both on the ground floor and a large roof terrace and off street parking. 4 bedrooms, 4 bathrooms, reception room/dining area, kitchen, media/games room, car port, garden, roof terrace. EPC rating D. Approximately 217 sq m (2,336 sq ft)

Freehold

Asking price: £3,950,000



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Best of Belgravia

Toby Whittome, Partner at Cluttons on the changes in the Belgravia property market and why he'd love to be a farmer

When is the best time of year to sell your property?

It used to be the case that Spring or Autumn were the best times to sell but increasingly we find amazing prices being achieved all year round. This probably boils down to the ongoing lack of stock mixed with the huge pent-up demand for property; buyers simply have to jump when the right thing comes on, even if it is Christmas Eve!

What is the biggest difference between the property market today and 10 years ago?

The market has changed a great deal, stocks levels were significantly higher and applicants viewed a huge range of properties before they committed. Nowadays people often only get to see a handful of properties over a long period of time before they have to commit. There are many reasons that stock levels have shrunk but an important one is the dampening effect stamp duty levels have had on the £2million plus market. Central London residents will now move

only if they have to – writing a significant cheque to the chancellor, when all you need is an extra bedroom, makes the decision all the harder. Hence the rise in often controversial extensions to London properties, which to be fair does tend to increase the value and future saleability.

What is your greatest achievement?

I know I should say something work related here and mention some brilliant successes but in truth it's rather more personal and I can safely say the greatest success in my life has been having our two girls, Millicent and Eva.

What would your dream profession be if you weren't an estate agent?

Probably a farmer as I already live in Sussex on a farm where we have pigs,

chickens, sheep and geese – quite a menagerie! I suppose the excellent news for any future client is that I can advise them just as well on any livestock they might have as I can on their property!

What are your predictions for the local property market?

Belgravia is an amazing and highly desirable place to live. There are a wide range of shops and restaurants close by and beautiful architecture in abundance. The demand has always been huge here and will continue to be so. There are simply no downsides to owning property in Belgravia, the only difficulty is in being in a strong enough position to be able to do so.

Where is your favourite local area?

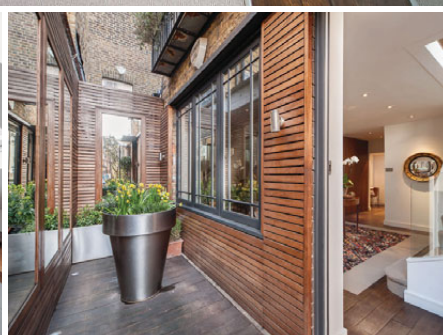
The area between Cliveden Place and Pimlico Green. This beautiful and quiet part of Belgravia has a wonderful atmosphere. One very telling thing is that despite often having other properties, most of the residents spend a great deal of their year here as it's just a fantastic place to be. Apart from the happy community feel, there is everything you could need on your doorstep from the village atmosphere of Pimlico Green to the fantastic shops and restaurants of Sloane Square.



PROPERTY



A wider than average Belgravia townhouse on Chapel Street, close to Motcomb Street and Knightsbridge. The property has superbly proportioned rooms, fantastic ceiling height and a pretty south-facing garden. There is planning, if desired, to open out the lower ground floor to provide a stunning open-plan kitchen, dining and family area with superb ceiling height. £6,950,000 Freehold



Donne Place London SW3

reception hall | living room with open-plan kitchen | bedroom | 2 bathrooms
further bedroom/study | 2 terraces | EPC rating D

A detached house arranged over three floors, quietly tucked away behind Walton Street, with great entertainment space and a vaulted bedroom

Guide price **£2,200,000 freehold**



Onslow Square London SW7

reception room with open-plan kitchen | 2 bedrooms | bathroom | porter
communal garden | EPC rating D

A beautifully refurbished raised ground floor apartment in a substantial part stucco fronted period building on the favoured north terrace with direct access to the rear communal garden

Guide price **£1,750,000 freehold**



Upper Cheyne Row London SW3

double reception room | 4 bedrooms | 3 bathrooms | kitchen/breakfast room
study | private garden | EPC rating E

A newly refurbished family house on this charming road, a short distance from the River Thames and the boutiques along the Kings Road

Unfurnished **£2,700 per week**

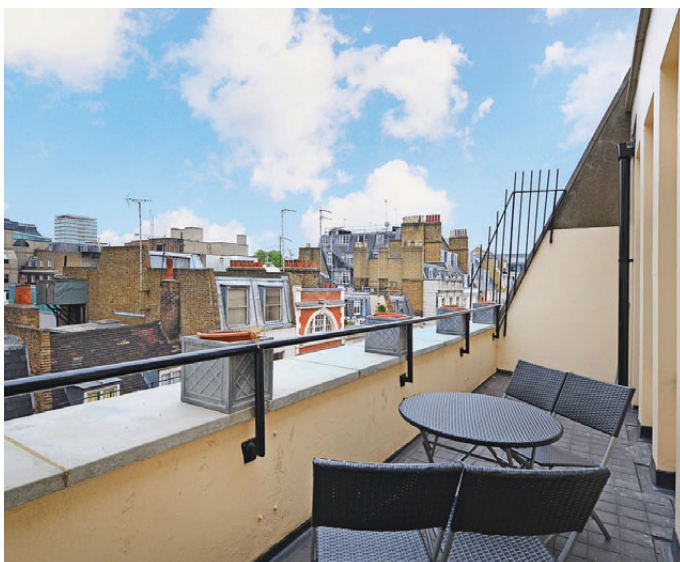


Onslow Gardens London SW7

reception room | dining room | 3 bedrooms | 2 bathrooms | kitchen | cloakroom
balcony | roof terrace | EPC rating D

A stunning duplex apartment with a private south west facing roof terrace situated on the first floor of this premier address in South Kensington

Unfurnished **£1,950 per week**



Duke Street London SW1Y

reception room | 2 bedrooms | 2 bathrooms | kitchen | terrace
lift | EPC rating C

A modern fourth floor apartment with a private terrace situated in the heart of St James's ideally located for the transport facilities of Green Park and Piccadilly

Furnished **£695 per week**



Whitehall Court London SW1A

reception room with open-plan kitchen | bedroom | bathroom
24hr porter | lift | EPC rating E

A beautiful apartment in the prestigious portered mansion building Whitehall Court ideally located between the River and St James Park

Unfurnished **£675 per week**

RANDOLPH AVENUE

Little Venice W9

Situated in a prominent position in the heart of Little Venice, a truly exceptional five double bedroom home with a private rear garden, leading onto magnificent communal gardens.



Set over three floors of a double width beautifully maintained Stucco fronted period residence, this outstanding family home extends to approximately 3500 sq ft and has been meticulously remodelled using the finest possible materials, interior designed by Louise Bradley, with luxurious oak flooring and natural stone, maximising space and light and creating a sensational home of great elegance and style. Ideally located for the array of shops, restaurants, boutiques and pavement cafes at Clifton Road, St Johns Wood and local transport links at Warwick Avenue.

Guide Price £6,500,000
Share of Freehold





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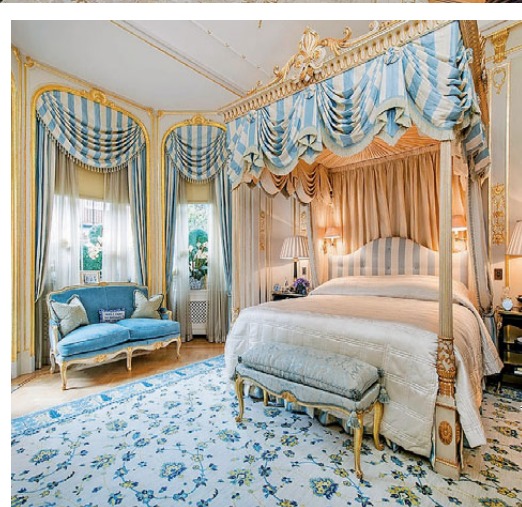
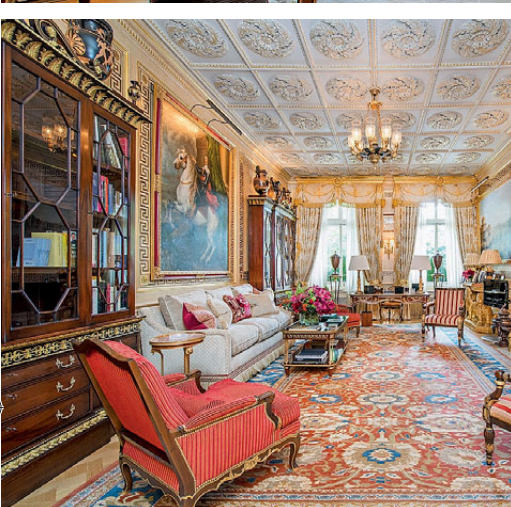


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Cadogan Square Knightsbridge

Occupying the raised ground floor across two buildings on the preferred south facing terrace of Cadogan Square, this exquisite lateral apartment has recently been refurbished to the highest standard.

Private Street Entrance • Entrance Hall • Drawing Room • Dining Room • Library • Kitchen • Guest Cloakroom • Master Bedroom With En-suite Bathroom and Shower • Guest Bedroom With En-suite Shower Room • Patio Terrace • Caretaker

Asking price £12,500,000 Long Leasehold

EPC rating E



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Country LIFE

Whether for weekend escapes or a permanent move, here are six great reasons why you should consider buying a country home

MORE BANG FOR YOUR BUCKS

One of the main reasons people move out of the city to a country location is to get more property for their money. While those from elsewhere in the UK are often astounded at the price of property in the capital, Londoners are pleasantly surprised when they see what they could afford in the provinces.

RUSTIC CHARM

What's your dream country home? A quaint cottage with roses around the door? A rambling farmhouse with an inglenook fireplace and welcoming kitchen? Or a barn conversion with the wow factor? Maybe your idea of a country residence involves a grand sweeping staircase leading to at least 10 bedrooms...

Big or small, country homes tend to be packed full of character, with exposed beams and flagstone floors, range cookers and stable doors. The sort of place where you can go wild with Cath Kidston fabrics or spend hours choosing from heritage paint ranges.

You also have a host of regional styles to choose from, including oasthouses in Kent, fishermen's cottages in Cornwall and the mellow golden stone-built homes of the Cotswolds.

AVERAGE UK HOUSE PRICES

London: £414,000
UK: £238,000
England: £247,000
Wales: £162,000
Scotland: £177,000
Northern Ireland: £127,000
North East: £143,000
North West: £159,000
Yorks & The Humber: £164,000
East Midlands: £171,000
West Midlands: £182,000
East: £249,000
South East: £296,000
South West: £226,000
Source: ONS Price Index



EARTHY PLEASURES

Getting back to the land is the dream for many. This doesn't have to involve multiple acres, many city dwellers are lured to the countryside by the thought of a large garden. The trend for growing your own fruit and veg shows no sign of waning and, although enterprising city gardeners can do wonders with a balcony or courtyard garden, it's not a patch on a decent sized vegetable plot. Unlike in London, where the smallest amount of outside space adds a premium to the price of a property, country

homes almost always come with a garden, and maybe extra land for really embracing country life.

ROOM TO ROAM

In addition to having your own land, being surrounded by wide open spaces is one of the pleasures of living in the country. Outdoor activities rate highly on the list of reasons to go rural, from a gentle ramble to a mud-spattered bike ride, or horse-riding to clay-pigeon shooting. Then there are picnics, country pubs, county shows,

PROPERTY TO BUY IN THE COUNTRY



Located in Haslemere, Surrey, this Grade II listed character home has seven bedrooms, three bathrooms, a separate one-bed cottage, pool, landscaped gardens and two paddocks: £2.5m (Savills, 01483 796820)



Rookwood House is said to be the finest example of a Grade II listed Queen Anne house with private gardens leading down to Chichester harbour in Surrey: £3.25m (Strutt & Parker, 01243 832600)



Set within the New Forest National Park, Hamptworth Lodge Estate includes an 11-bedroom lodge, several cottages and 1,157 acres of land, available as a whole or in four lots: £11m (Chesterton Humberts, 020 7594 4746)

village fetes... you certainly won't be short of things to do.

HAPPY FAMILIES

It can be hard to imagine leaving the thrills and spills of city life behind when you're young, free and single, but having settled down and started a family, the countryside takes on a new appeal. Large gardens, endless fields to explore, a menagerie of pets, getting close to nature, friendly village schools... these are just a few of the things most parents would wish for their children.

Character features and acres of land – and often for less than a home in central London

BACK TO BASICS

A traditional country life is not just for your children though. After years of the London rat race, you might be yearning for a simpler existence, with a slower pace of life, a return to old values, less

pollution and crime (apart from all those Midsummer Murders of course), a sense of community, and all that blissful peace and quiet.

An added bonus is being able to appreciate the changing seasons, from the first green shoots of spring through the lush fertility of the summer months, winding down for autumn as the leaves change colour, and tobogganing in the winter snow – you might have to invest in a 4x4 though, unless you already own a 'Chelsea tractor' in which case you'll be more than happy!



Dating from the 13th century, this historic mill cottage in New Alresford, Hampshire, has three/four bedrooms, a wealth of period features and gardens with a river frontage: £650,000 (Knight Frank, 01962 850 333)



Located near Bath, this six-bedroom farmhouse has been sympathetically restored and comes with landscaped gardens plus a coachhouse suitable for conversion: £1.5m (Winkworth, 01225 829000)



James Grillo
Chesterton Humberts

HAMPTWORTH LODGE, WILTSHIRE

£4,850,000, 11 bedrooms, 2 bathrooms, 3 bedroom flat
✦ 020 7594 4746; chestertonhumberts.com

The Manor of Hamptworth dates back to 1066 when free tenure of an estate was acquired by Waleran the huntsman from the Bishop of Winchester. In 1603 the estate was purchased by William Stockman of Barford, who enclosed around 22 acres of Hamptworth Common. Harold Moffatt inherited the estate in 1884, dismantling the lodge and building the current house in 1910-1913. The property contains a cricket ground and pavilions, plus gardens and grounds.



Postcode **PERFECTION**



Peter Godman
Your Move

MOORINGS, FIRS LANE, KENT

£765,000, 4 bedrooms, 2 bathrooms, lounge
✦ 01622 738282; your-move.co.uk

An individual and elegant detached family home situated in a sought after semi rural location on the outskirts of Hollingbourne and Bearsted. It includes a dining room, kitchen/breakfast room, utility room, conservatory, dressing room and snooker room. The property benefits from a detached double garage and driveway offering ample off road parking. A particularly attractive feature is the landscaped grounds extending to approximately one acre.





Alison Keenor
Your Move

NASH OAST, KENT

❖ £1,750,000, 6 bedrooms, 5 reception rooms, all weather tennis courts
01892 833388; your-move.co.uk

Set within 8300 sq ft of stunningly presented accommodation over three floors, this immaculate Oast has approximately five acres with the option to secure further land (approximately 60 acres). It is within close proximity of Marden's main line station, only 49 minutes journey from London. The exquisite property benefits from a heated swimming pool and exceptional views. There is a large games room, lounge with stylish wood burning stove, exposed timbers and oak flooring, Lutron lighting and a Bang and Olufsen entertainment system throughout the home.





Amy Taylor
Your Move

TITUS FARM, KENT

✦ £800,000, 7 bedrooms, 4 bathrooms, reception area
01634 370477; your-move.co.uk

Titus Farm is a fabulous family home occupying approximately two acres and offering the quintessential rural life near to London transport links. This secluded residence's expansive reception space offers a home gym, relaxed family areas, formal living areas and grand dining spaces. The land adjoins fields for unrivalled privacy and the outbuildings could offer potential for equestrian lovers. Rainham is a small town yet has fantastic links to the city and nearby attractions.



Brechin Place, SW7

£795 p/w

A large one bedroom flat with private garden in South Kensington located just off Old Brompton Road and close to Gloucester Road.



- One bedroom flat
- Raised ground floor
- Open plan kitchen
- Private gardens
- Gloucester Road underground
- Energy rating d

South Kensington & Chelsea lettings
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Chard

Park Lane, W1

£1,620,000

A wonderful opportunity to purchase a property within a desirable purpose built block in Mayfair



- One bedroom
- Security and concierge
- Lift
- Desirable location
- Hyde Park Corner underground
- Energy rating c

South Kensington & Chelsea sales
020 7373 8883

Earls Court Square, SW5

£975,000

A wonderful apartment in a beautiful stucco fronted building in Earls Court



- Two bedrooms
- Two bathrooms
- Thoughtfully designed
- Access to communal gardens
- Earls Court underground
- Energy rating e

South Kensington & Chelsea sales
020 7373 8883

Chelsea Harbour, SW10

A truly impressive first floor apartment within the sought after Chelsea Harbour



£2,495,000

- Under floor heating
- Concierge
- Two underground parking spaces
- Finished to a very high standard
- Imperial Wharf overground
- Energy rating c

Fulham sales 020 7731 5115

William Morris Way, SW6

A penthouse apartment refurbished to an extremely high standard in a popular building



£1,995,000

- Four bedrooms
- Four bathrooms
- River views
- Stunning condition
- Imperial Wharf overground
- Energy rating c

Fulham sales 020 7731 5115

Carnwath Road, SW6

A wonderful opportunity to purchase a spacious apartment next to the River Thames



£750,000

- Two bedrooms
- Separate kitchen
- Lift
- Underground secure parking space
- Parsons Green underground
- Energy rating c

Fulham sales 020 7731 5115

Stevenage Road, SW6

A wonderful lateral apartment within a popular portered development in Fulham



£750,000

- Three bedrooms
- Private balcony
- Separate kitchen
- Potential to modernise
- Putney Bridge underground
- Energy rating d

Fulham sales 020 7731 5115

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Chard

Courtfield Road, SW7A stylish three bed property with direct
communal garden access**£1,995 p/w**

- Three double bedrooms
- Two bathrooms
- Living room with garden access
- Private outdoor patio
- Gloucester Road underground
- Energy rating d

South Kensington & Chelsea lettings
020 7244 7711**Tite Street, SW3**A two double bedroom flat ideally located in the
heart of Chelsea**£1,395 p/w**

- Two bedroom maisonette
- Two bathrooms
- Separate kitchen with space for dining
- Large private paved garden
- Sloane square underground
- Energy Rating c

South Kensington & Chelsea lettings
020 7244 7711

Imperial Wharf, SW6

A modern three double bedroom riverside apartment in Imperial Wharf



£1,500 p/w

- Three double bedrooms
- Separate dining area
- Wrap around balcony
- Underground parking
- Imperial Wharf overground
- Energy rating c

Fulham lettings 020 7384 1400

Radipole Road, SW6

Four double bedrooms house in the heart of Parsons Green



1,450 p/w

- Four double bedrooms
- Two reception rooms
- Four floors
- Two bathrooms
- Private garden and balcony
- Energy rating d

Fulham lettings 020 7384 1400

Hestercombe Avenue, SW6

Four double bedroom house with a private garden in the heart of Parsons Green



£1,200 p/w

- Four double bedrooms
- Four bathrooms
- Double reception room
- Private garden
- Parsons Green underground
- Energy rating d

Fulham lettings 020 7384 1400

Imperial Wharf, SW6

Three bedroom apartment with a private roof terrace and balconies in Chelsea Creek



£1,150 p/w

- Three bedrooms
- Spacious living room
- Two bathrooms
- Private roof terrace
- Imperial Wharf overground
- Energy rating c

Fulham lettings 020 7384 1400



APARTMENT 1, PALACE GATE, W8

A unique apartment in a Grade II listed building featuring an 800 sq ft reception room and high ceilings adorned with original 19th Century murals. Offering three en-suite bedrooms, the contemporary interior design complements the historical features of this imposing property. JSA Strutt & Parker, Knightsbridge.

£ 6,250,000 LEASEHOLD



APARTMENT 2, PALACE GATE, W8

A newly refurbished two bedroom raised ground floor apartment in a Grade II listed building featuring an embellished gold ceiling in the drawing room. This property benefits from high ceilings, a balcony, garden and porter. JSA Strutt & Parker, Knightsbridge.

£5,500,000 LEASEHOLD



PENTHOUSE, PALACE GATE, W8

A three bedroom interior designed lateral penthouse benefitting from a private landscaped roof terrace with views across Kensington. The apartment offers impressive space, portage and is accessed via a secure lift. JSA Strutt & Parker, Knightsbridge.

£5,950,000 LEASEHOLD



WEST HALKIN STREET, SW1

An imposing seven bedroom freehold Grade II listed period house. The property comprises over 7,000 sq ft, with substantial accommodation, width and volume, and offers impressive entertaining space with a studio flat on the top floor.

£15,750,000 FREEHOLD



RUTLAND GARDENS SW7

An imposing recently developed six bedroom house discreetly located in a private and gated cul-de-sac in Knightsbridge. This property features 24 hour security guard, parking (by separate agreement), lift and roof terrace. JSA Savills, Knightsbridge.

£15,000,000 FREEHOLD



CLABON MEWS, SW1

A newly refurbished three bedroom freehold mews house with integral garage close to Knightsbridge. The triple aspect drawing room spans the entire first floor with terrace and the master bedrooms suite occupies the second floor.

£7,500,000 FREEHOLD



BELGRAVE PLACE, SW1

A rare development opportunity to acquire the top two floors of this stucco, portered building in Belgravia with a lift. These exceptional lateral apartments span across 4 buildings with the potential to create a spectacular duplex penthouse of 9,150 sq.ft subject to necessary consents. JSA Knight Frank, Belgravia.

£P.O.A LEASEHOLD, 19 YEARS REMAINING



BELGRAVE PENTHOUSE, SW1

An interior designed three bedroom penthouse close to Sloane Square offering lateral living space with an extensive private roof terrace. Features include 24 hour concierge service, two underground parking spaces and a gym.

£5,950,000 LEASEHOLD



Over 100 years experience in Belgravia

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EBURY STREET, LONDON SW1

A spacious 2 bedroom apartment with private garden in the heart of Belgravia. With a large double reception with dining area, fully fitted kitchen opening out onto large private patio garden, 2 double bedrooms and plenty of storage. Presented in fantastic condition and set moments from all the amenities this sought after area has to offer.

- * Two Double Bedrooms
- * Private Patio Garden
- * Double Reception Room
- * Sought After Location

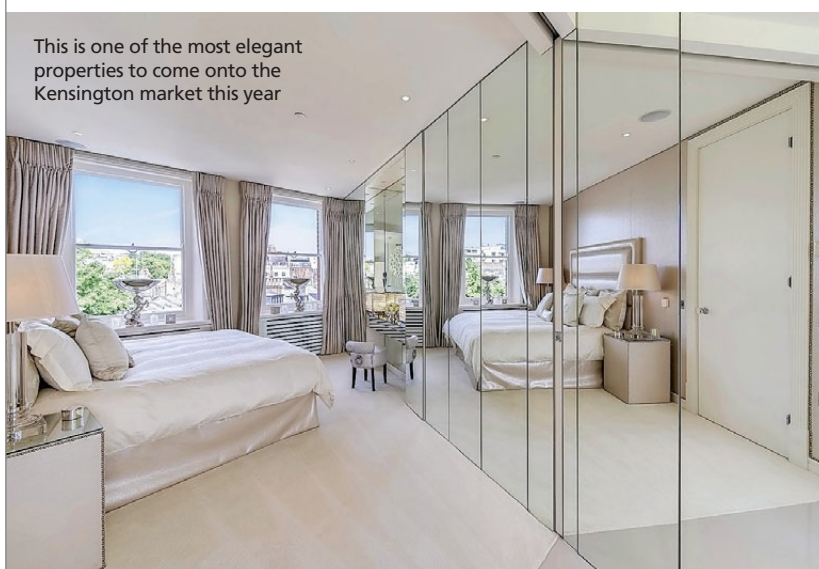
£750 PW

The refined reception room has three large windows with an exceptionally pretty view



The perfect place to live

This is one of the most elegant properties to come onto the Kensington market this year



Recently refurbished to the highest of standards, Launceston Place feels like one has arrived on a luxury yacht in Cannes, with its highly polished cherry floors and shiny chrome highlights. On the first floor is a beautiful dining room with a kitchen to the rear, although the superb British cuisine of the Michelin star restaurant, Launceston Place restaurant must be tried. The reception room has views of the Albert Lodge, tree filled gardens and The Royal Albert Hall and the location retains Kensington's village feel. The street lies just to the west of Gloucester Road and runs south from Victoria Grove. Kensington Gardens are within a short walk.

✦ Strutt & Parker, 103 Kensington Church Street, W8 7LN; 020 7938 3666; struttandparker.com



CRAVEN STREET
LONDON, WC2
£4,999,950 Freehold

An elegant Grade II listed townhouse over 6 floors comprising of 4,996 sq ft. This family home has been meticulously refurbished to the highest standard but has managed to retain many period features.

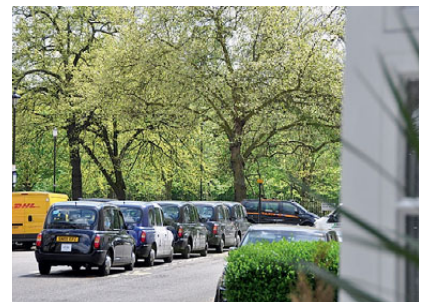


Boasting 6 bedrooms, 4 bathrooms, 4 reception rooms, large kitchen with dining area, Fitness Suite with sauna, lift, private parking, high ceilings and an abundance of natural light. Ideally located minutes walk from the River Thames, Covent Garden and all the amenities of London's West End.



HYDE PARK STREET
LONDON, W2
£6,900,000 Freehold

A magnificent 4,700 square foot property with views over Hyde Park which would benefit from modernisation and extension, subject to planning. The house, which has 7 bedrooms and 6 reception rooms, was built in the 1930's and has generously proportioned rooms.



7 Bedrooms • 5 Bathrooms • American Kitchen Kitchenette • Huge Double Reception Room Conference Room • Double-Height Conservatory Billiard Room/Media Bar • Sauna • Library • Next to Hyde Park • Park View • West Terrace • Private Garden • 15 min walk to Heathrow Express

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Fax +44 (0)20 7629 2329 Email mayfair@fineandcountry.com

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HANS CRESCENT
LONDON, SW1X

£2,850,000 leasehold 987 Years

This wonderful apartment is situated on the first floor of this sought after building, benefiting from a lift and caretaker. Enviably located a few minutes from Harrods and Sloane Street.



Boasting 3 bedrooms, 2 bathrooms, large reception room with French windows leading onto a south facing stone balcony, modern fitted kitchen, patio, air-conditioning, high ceilings and wooden floors throughout. The property has a lease of 987 years and is in very good condition.



PICTON PLACE
LONDON, W1

£3,000,000 leasehold 120 years

This divine 3 beds 4 baths duplex apartment on the second floor has a luxurious warehouse feel and a contemporary finish. It is a stone's throw away from Selfridges and marvellous Marylebone High Street! The building has a day porter, lift and long lease.



The property consists of 3 double bedrooms with en-suite bathrooms, further guest bathroom, large reception area with double high ceilings and modern open-plan kitchen, porter and lift.

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PLAZA

estates



KNIGHTSBRIDGE, SW3

A wonderful penthouse apartment, extending to 2,308 sq ft, which offers great entertaining space, a terrace and three large bedroom suites. The property is located 50 yards from Harrods department store and Knightsbridge underground station.

Double Reception Room, 3 Double Bedrooms, 2 En-suite Bathrooms, En-suite Shower Room, Study Area, Fitted Kitchen/Breakfast Room, Part Air Conditioned, Lift, Balcony, Roof Terrace, Resident Porter, EPC Rating E

JOINT SOLE AGENTS: KNIGHT FRANK

LEASEHOLD 129 YEARS £8,995,000

KNIGHTSBRIDGE: 51 BEAUCHAMP PLACE LONDON SW3 1NY 020 7581 7646



HANS PLACE, SW1

Secure, raised ground floor maisonette furnished and presented to a high standard. 2296 sq ft.

3 Bedrooms, 3 Bathrooms, 2 Reception Rooms, Kitchen/Breakfast Room, Utility Room, Balcony, Communal Gardens, EPC Rating C

FURNISHED

£1,900 PER WEEK



SYDNEY STREET, SW3

Ideal raised ground floor flat situated by St Luke's gardens.

Bedroom, Bathroom, Reception Room, Kitchen, EPC Rating C

FURNISHED

£460 PER WEEK



ONSLOW GARDENS, SW7

Excellent second floor flat with direct garden views.

2 Bedrooms, 2 Bathrooms, Reception Room, Kitchen/Breakfast Room, Lift, Communal Gardens, EPC Rating TBA

FURNISHED

£850 PER WEEK



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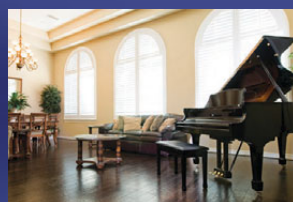
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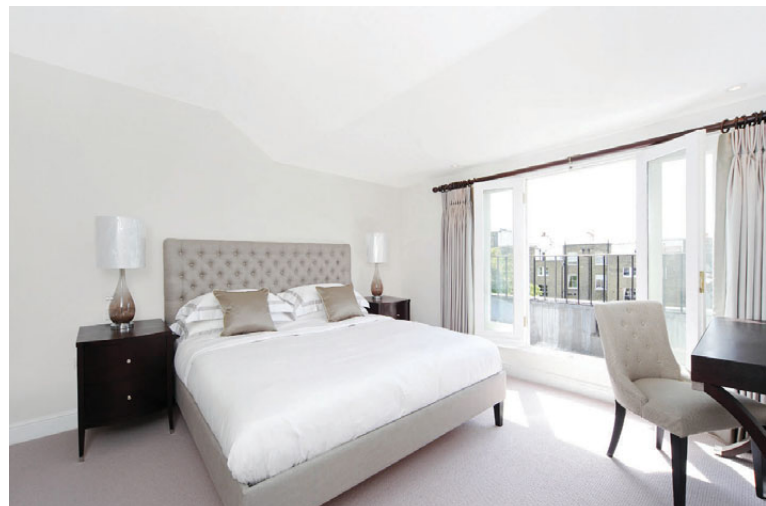
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The Little Boltons, Chelsea SW10

- 3 Double bedrooms
- 2 Bathrooms (en suite)
- 1 Shower room
- Double reception room
- Kitchen/dining room
- Balcony
- Approx. 1,967 sq ft (182 sq m)
- EPC rating: current (D) potential (D)

£2,500 per week

Furnished

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020 7306 1630 or email lmorton@waellis.com



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Jermyn Street, St James's SW1

- 2/3 Bedrooms
- 2 Bathrooms
- Reception room
- Open plan kitchen
- Porter
- Lift

"New development – a selection of 2/3 bedroom apartments in this exceptional new build development in historic St James's"

Guide price £3,950,000 - £4,150,000

Leasehold with 125 years remaining



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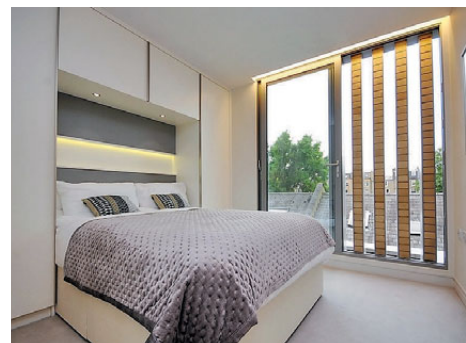
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£3,950,000 Freehold
Elsham Road W14

An impressive, newly built freehold house set within the heart of West London.

5 double bedrooms, 4 bathrooms, Reception room, Kitchen, Balcony, Garden, Parking, EPC: B.



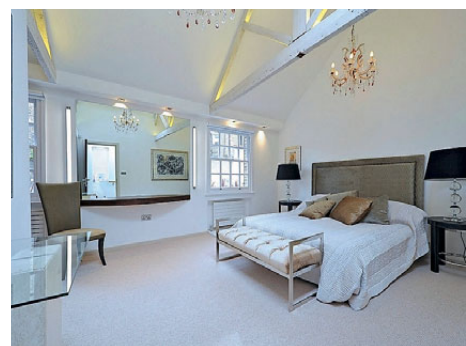
Kensington Sales 020 7792 1881
kensales@dng.co.uk



£3,150,000 Share of Freehold
Warwick Square Mews SW1

A unique mews house combined with a garden flat which has undergone complete renovation.

3 bedrooms, 3 bathrooms, Reception room, Kitchen, Access to private gardens, EPC: C.



Pimlico and Westminster Sales 020 7931 8200
pimlicosales@dng.co.uk



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£2,750,000 Leasehold
Onslow Square SW7

A rare opportunity to acquire a lateral 5 bedroom flat in a prime position on Onslow Square.

5 bedrooms, 3 bathrooms, 2 reception rooms, Kitchen, Communal gardens, Lift, EPC: E.



South Kensington Sales 020 7581 8888
sthkensales@dng.co.uk



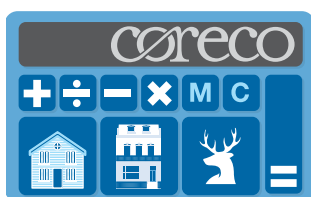
£2,350,000 Share of Freehold
Draycott Place SW3

A quietly located three bed two bath flat, with south westerly views over Blacklands Terrace.

3 bedrooms, 2 bathrooms (1 en-suite), Reception room, Kitchen, Lift, EPC: D.

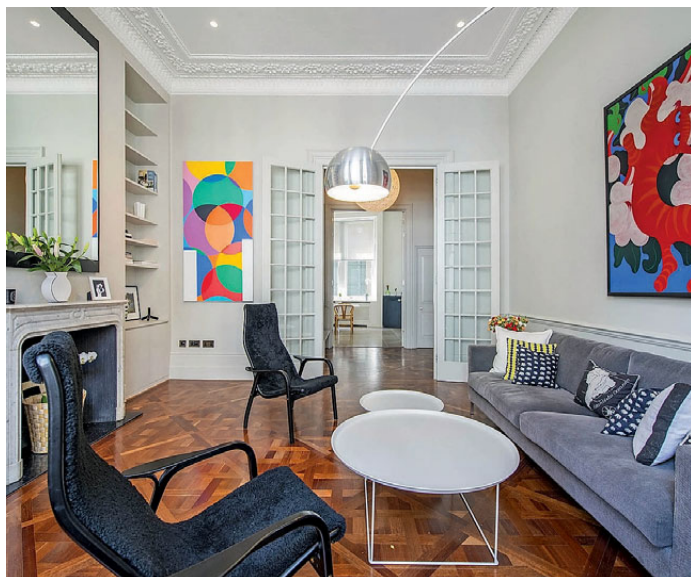


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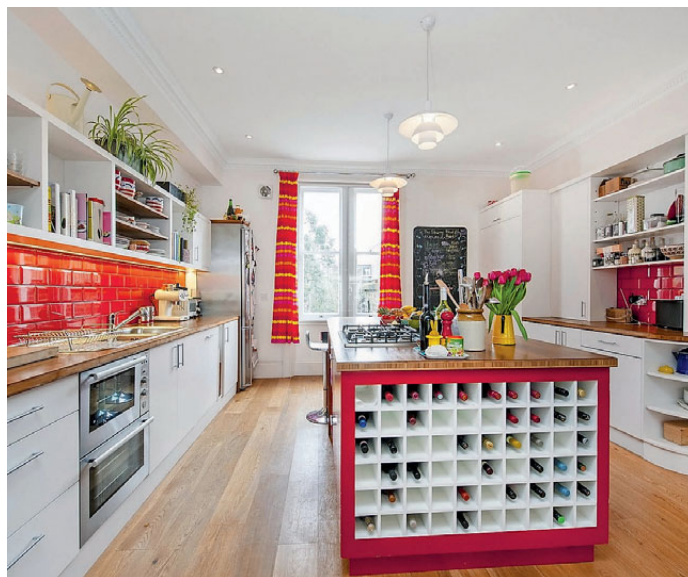


£1,950,000 Share of Freehold
Emperor's Gate SW7

A stunning ground and lower ground floor maisonette that has just undergone extensive refurbishment to a high standard throughout.

2 bedrooms, 2 bathrooms, Cloakroom, Reception room, Kitchen/dining room, EPC: E.

Kensington Gate Sales 020 7581 1152
kengatesales@dng.co.uk



£1,795,000 Leasehold
Penywern Road SW5

A spacious three bedroom flat arranged over the top three floors of this stucco-fronted building.

3 bedrooms, 2 en-suite bathrooms, Cloakroom, Reception room with open-plan kitchen, Terrace, Additional flexible living space, EPC: D.

Kensington Gate Sales 020 7581 1152
kengatesales@dng.co.uk



£1,750,000 Leasehold
Petersham House SW7

A spacious two double bedroom flat located on the sixth floor of this popular building in the heart of South Kensington with a caretaker and a lift.

2 bedrooms, 2 bathrooms, Double reception room, Kitchen/breakfast room, Terrace, Caretaker, Lift, EPC: D.

South Kensington Sales 020 7581 8888
sthkensales@dng.co.uk



£1,650,000 Leasehold
King's Road SW3

A two bed first floor lateral flat in a handsome red brick period building located on the world famous King's Road.

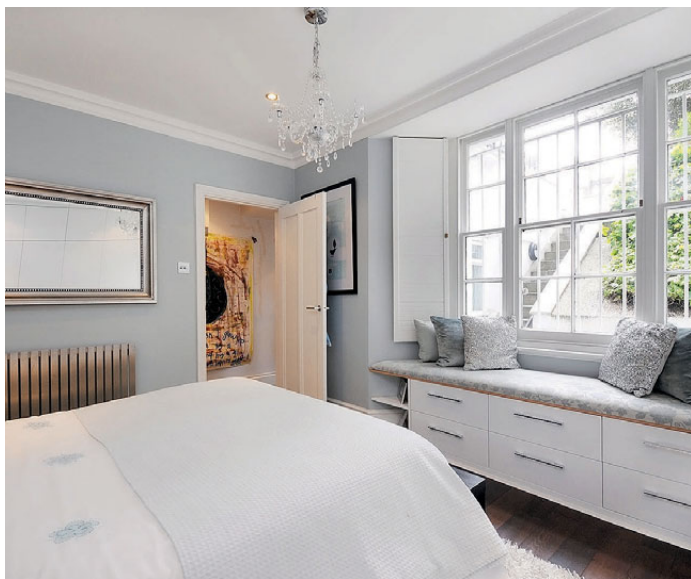
Master bedroom, Second bedroom, Bathroom, Reception room, Dining area, Kitchen, EPC: D.

Chelsea Sales 020 7225 1225
chelseasales@dng.co.uk



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£1,150,000 Share of Freehold Kensington Church Street W8

A wonderful apartment located in this popular convenient location with private entrance and garden.

2 bedrooms, Bathroom, Reception room, Kitchen, Utility room, Garden, EPC: C.

Kensington Sales 020 7792 1881
kensales@dng.co.uk



£850,000 Share of Freehold Warwick Square SW1

A rare opportunity to purchase this third floor flat with views over the private garden square.

2 bedrooms, Bathroom, Reception room, Kitchen, Access to the private garden, EPC: C.

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pimlicosales@dng.co.uk



£695,000 Leasehold Waldemar Avenue SW6

A stunning two double bedroom garden flat newly refurbished to a very high standard.

2 double bedrooms, Bathroom, Reception room, Kitchen, Basement, Garden, EPC: D.

Fulham Sales 020 7731 4391
fulhamsales@dng.co.uk



£650,000 Leasehold Cranbury Road SW6

A delightful two double bedroom garden flat located in the popular Bury Triangle.

2 double bedrooms, Bathroom, Double reception room, Kitchen/breakfast room, Garden, EPC: D.

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fulhamsales@dng.co.uk



Pixel power

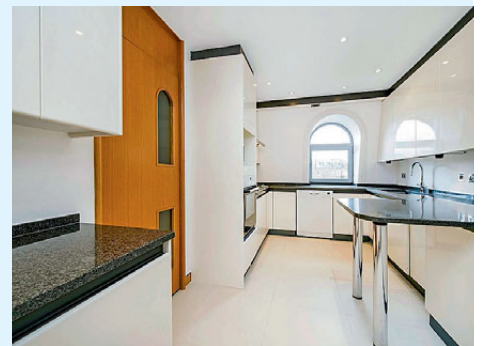
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£3,295 per week Unfurnished
Emperors Gate SW7

A fantastic opportunity to rent an immaculate penthouse apartment in this sought after building.

5 double bedrooms, 5 bathrooms,
2 reception rooms, Kitchen, Study, Lift, EPC: D.



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sthkenlets@dng.co.uk



£3,100 per week Unfurnished
Cranley Mansions SW7

A wonderfully presented, prestigious flat in this sought after mansion block in South Kensington.

4 double bedrooms, 3 bathrooms, Reception
room, Kitchen/dining room, Balcony, EPC: D.



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£1,600 per week Unfurnished
Lennox Gardens SW1

An excellent second floor flat, in this lovely square, benefitting from stunning garden views.

2 bedrooms, 2 bathrooms, Reception room, Kitchen, Access to the Square gardens, EPC: E.

Chelsea Lettings 020 7581 6666
chelsealets@dng.co.uk



£1,500 per week Unfurnished
Fulham Park Road SW6

A rare opportunity to rent a stunning house on a quiet tree-lined street in the heart of Fulham.

6 bedrooms, 3 bathrooms, Double reception room, Kitchen, Study, Garden, EPC: F.

Fulham Lettings 020 7731 4791
fulhamlets@dng.co.uk



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£1,350 per week Unfurnished
Farmer Street W8

A fabulous house, presented in immaculate condition with a large breakfast room leading onto a paved garden.

3 bedrooms, 2 bathrooms, Double reception room, Kitchen/breakfast room, Garden, Roof terrace, EPC: E.

Kensington Lettings 020 7792 1331
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£1,250 per week Furnished/Part Furnished
Beauchamp Place SW3

A newly refurbished flat which has been finished to a high standard and benefits from wooden floors.

2 double bedrooms, 2 en-suite bathrooms, Reception room, Kitchen, Balcony, EPC: D.

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chelsealets@dng.co.uk



£1,200 per week Unfurnished
Cranley Mews SW7

A newly refurbished mews house which has been finished to a high standard and is located close to South Kensington.

3 bedrooms, 2 bathrooms (1 en-suite), Reception room, Study, Kitchen, EPC: D.

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£865 per week Furnished
St George's Square SW1

A stunning, split-level flat in this period conversion over looking the roof tops of St George's Square.

3 double bedrooms, 2 bathrooms, Reception/dining room, Open-plan kitchen, Roof terrace, EPC : D.

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£850 per week Unfurnished Claxton Grove SW6

A fantastic family house which has been recently refurbished to an extremely high standard.

4 double bedrooms, 2 bathrooms, Reception room, Kitchen/dining room, Roof terrace, Garden, EPC: D.

Fulham Lettings 020 7731 4791
fulhamlets@dng.co.uk

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£575 per week Unfurnished Courtfield Gardens SW5

A beautiful, brand newly refurbished property in this quiet garden square. The apartment would be ideal for professionals and couples.

Double bedroom, Bathroom, Open-plan kitchen/reception room, Communal garden, EPC: C.

Kensington Gate Lettings 020 7589 5252
kengatelets@dng.co.uk



£530 per week Furnished Hugh Street SW1

A spacious, ground floor flat in this modern development, located a short walk from the amenities on Wilton Road.

2 double bedrooms, 2 bathrooms, Reception room, Kitchen, Lift, Porter, EPC: C.

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£525 per week Furnished Stanley Gardens W11

A stunning raised ground floor flat located on one of the most popular garden squares in the heart of Notting Hill.

Double bedroom, Shower room, Reception room, Kitchen, Access to communal gardens, EPC: D.

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